



KEY FEATURES

- Located in Winston-Salem's strongest demographic area
- 3,344 households within a 1 mile radius from the site
- Robinhood Road AADT 20,000 / Peace Haven Road AADT 15,000 (over 35,000 AADT combined)
- \$85,546 median household income in a 1 mile radius from the site
- Strong retail presence near the site, less than 0.3 miles from Whitaker Square Shopping Center
- 0.7 miles from Silas Creek Parkway, 2.5 miles from 421/Salem Parkway

±4.24 ACRE DEVELOPMENT SITE

GROUND LEASE / BUILD TO SUIT

PRIME RETAIL DEVELOPMENT SITE

3443-3447 Robinhood Road,
Winston-Salem, NC 27106

Don't miss out on this Ground Lease/Build to Suit opportunity in the heart of Winston-Salem's premier demographic area. Within walking distance to some of Winston-Salem's better restaurants and retailers, this pedestrian-friendly site would be a perfect fit for multiple retail uses. Located near the intersection of Robinhood and Peace Haven Roads, this is truly a can't-miss opportunity!

LEARN MORE ABOUT THIS PROPERTY

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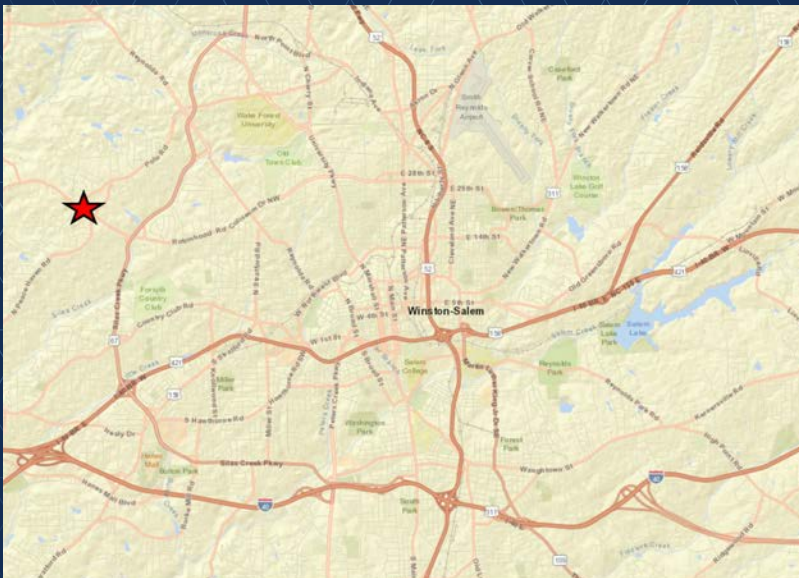
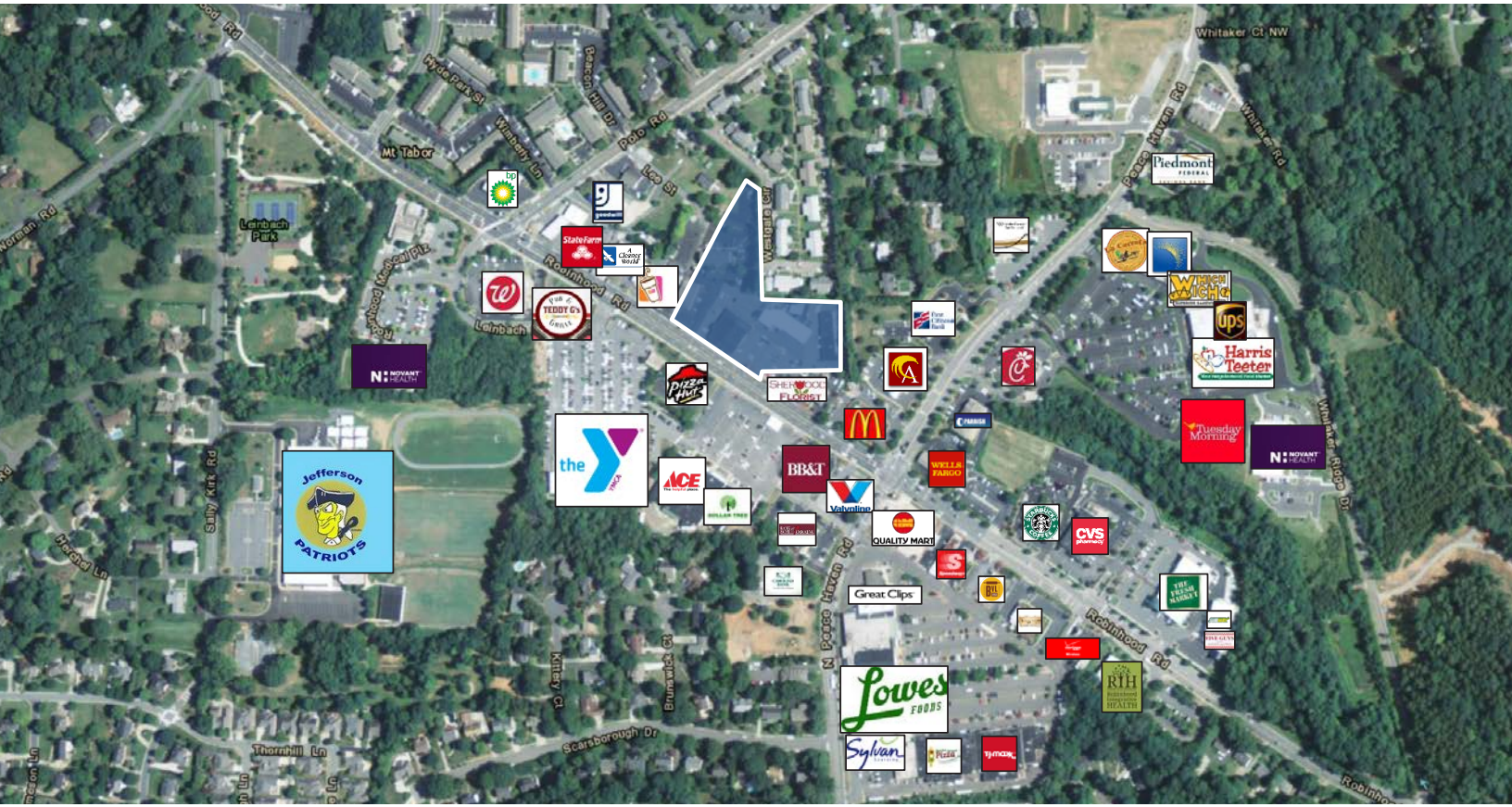
HOUSTON HOUGH

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Demographics (ESRI)			
	1 Mile	2 Miles	3 Miles
2020 Population	7,608	21,420	56,925
2020 Households	3,344	9,344	23,845
2020 Median HH Income	\$85,546	\$92,262	\$64,462

±4.24 ACRE DEVELOPMENT SITE

GROUND LEASE / BUILD TO SUIT



LOCATION FEATURES

- Excellent location on Robynhood Road between Peace Haven and Polo Roads
- Proximity to many restaurants, retail, and Silas Creek Parkway
- Very high traffic counts: ±20,000 AADT (Robynhood Road) and ±15,000 AADT (Peace Haven Road)