

FREEMAN | COMMERCIAL REAL ESTATE



FOR LEASE

UNIQUE OPPORTUNITY IN WELL-ESTABLISHED
MARKET, WITH DRIVE-THRU

HIGH TRAFFIC ROBINHOOD CORRIDOR | WINSTON-SALEM, NC

LADD FREEMAN

O: 336-768-4410

ladd@freemancommercial.com

LOCATION

ADDRESS	3475 Robinhood Road
CITY, STATE, ZIP	Winston-Salem, NC 27104
COUNTY	Forsyth County

PROPERTY INFORMATION

PIN	6816-14-0634
ZONING	Highway Business
LOT SIZE	.35 +/- AC
BUILDING SF	1,700 +/- SF
LEASE TYPE	NNN
LEASE RATE	\$7,000/per month

+ Former Dunkin Donuts with drive-thru on high traffic Robinhood Rd. corridor, 3+/- miles to Wake Forest University

+ Advantageous location across from YMCA with strong traffic counts and demographics

Traffic Count: **23,385 VPD**
 3-Mile Avg HH Income: **\$133,658**

LADD FREEMAN

O: 336-768-4410
 ladd@freemancommercial.com

DEMOGRAPHICS



POPULATION
 3 mi. - 60,732
 5 mi. - 157,672
 7 mi. - 246,078



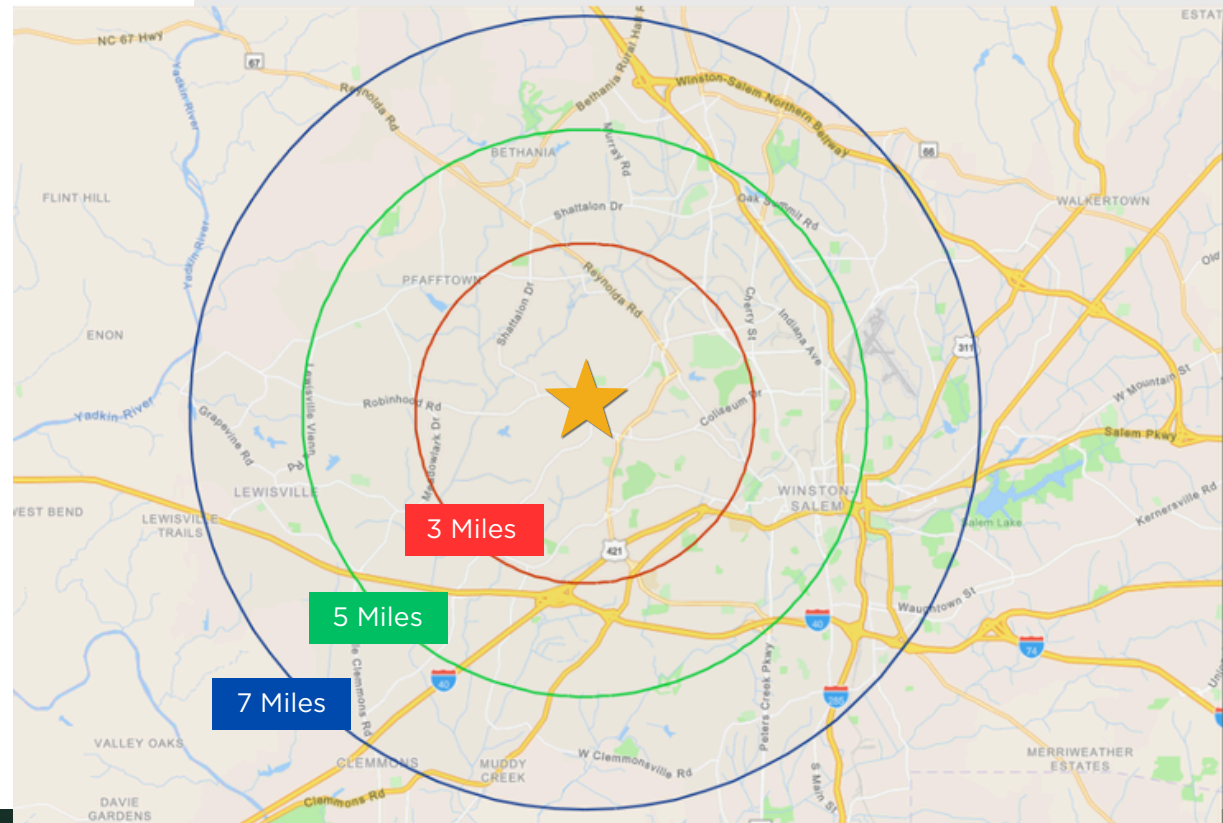
AVG. HH INCOME
 3 mi. - \$133,658
 5 mi. - \$102,617
 7 mi. - \$94,917

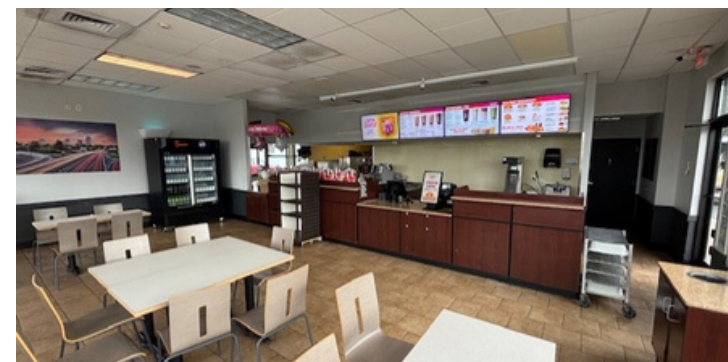
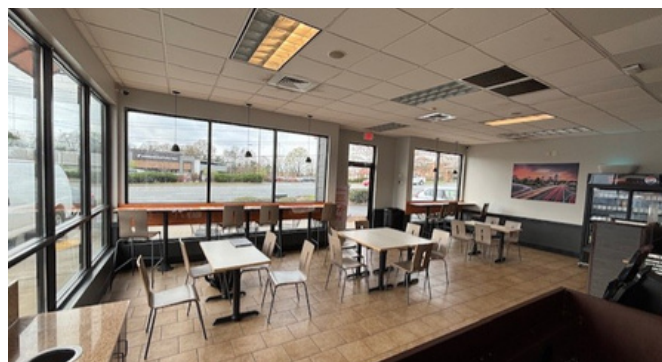
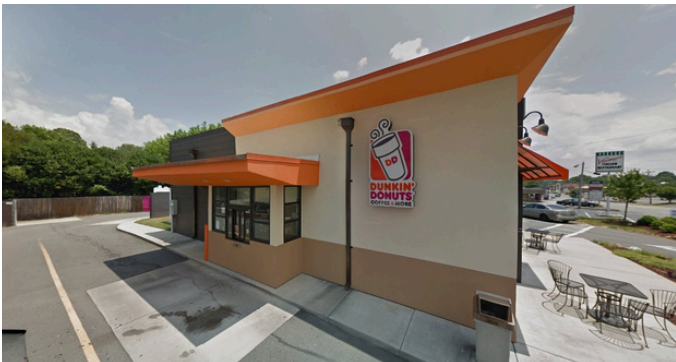


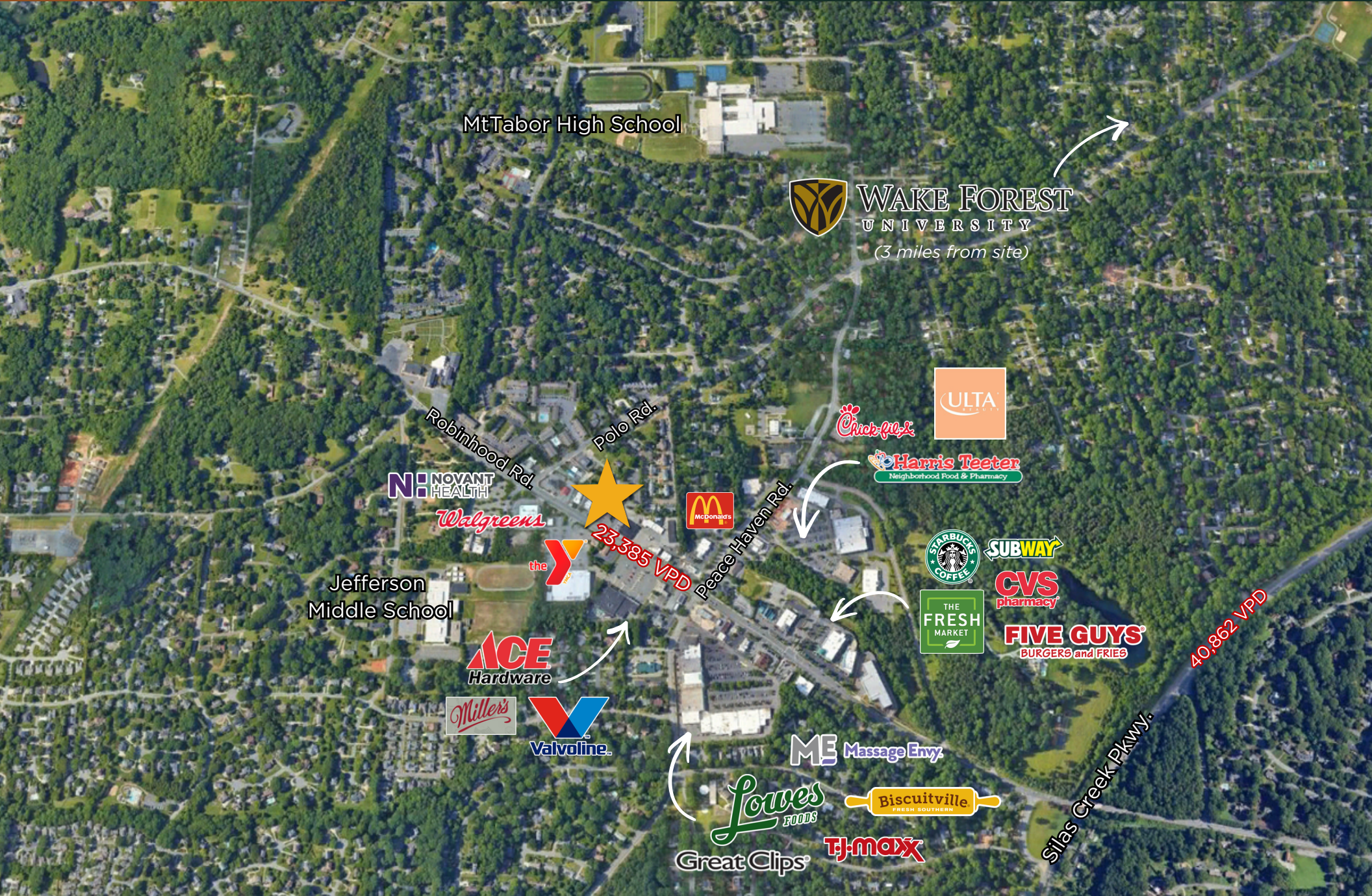
TOTAL BUSINESSES
 3 mi. - 2,330
 5 mi. - 7,863
 7 mi. - 10,224



TOTAL EMPLOYEES
 3 mi. - 46,513
 5 mi. - 136,659
 7 mi. - 166,430







MtTabor High School


WAKE FOREST
 UNIVERSITY
(3 miles from site)

NOVANT HEALTH

Walgreens

the Y

Jefferson Middle School

ACE Hardware

Miller's

Valvoline

Lowe's FOODS

Great Clips

ME Massage Envy

Biscuitville FRESH SOUTHERN

TJ-maxx

Chick-fil-A

ULTA

Harris Teeter Neighborhood Food & Pharmacy

STARBUCKS COFFEE

SUBWAY

CVS pharmacy

THE FRESH MARKET

FIVE GUYS BURGERS and FRIES

25,385 VPD

40,862 VPD



LADD FREEMAN

O: 336.768.4410

ladd@freemancommercial.com

FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY, STE 200

WINSTON-SALEM, NC 27103

336.768.4410

freemancommercial.com

No warranty or representation is made to the accuracy of the information contained herein. All information is subject to change or withdrawal. No liability is assumed for any inaccuracy of any information.