



NEW Hanes Lake
350 Unit
Single Family

NEW Grandview
Luxury
Townhomes

JOIN WORKOUT ANYTIME & DOLLAR TREE, NEWLY REMODELED PFAFFTOWN CENTER

YADKINVILLE ROAD | PFAFFTOWN, NC 27106

- Largest high school district in Forsyth County - 2,100+ students enrolled, Reagan High School
- New paving - entire parking lot and loading areas
- \$150,597 Avg HH Income, 30,179 total population within 3 miles

LADD FREEMAN

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FOR LEASE

PFAFFTOWN CENTER

ADDRESS	4685 Yadkinville Rd.
CITY, STATE, ZIP	Pfafftown, NC 27040
COUNTY	Forsyth County
PIN	5897-87-2694
LAND AREA	5.35 +/- AC
TOTAL CENTER SIZE	46,561 +/- SF
AVAILABLE UNITS	UNIT 1: 1,450 +/- SF UNIT 2: 1,450 +/- SF UNIT 3: 6,052 +/- SF
LEASE RATE	Please call for pricing.

HIGHLIGHTS

- + Neighborhood retail center well-located within Forsyth County's largest school district with access from Transou Rd & Yadkinville Rd.
- + 2,100+ students enrolled, Reagan High School
- + New 10,000 sf Dollar Tree co-tenant upfit underway
- + Entire center under renovation, upgrades include:
 - New storefront & glass
 - New Duke power decorative parking lot lighting
 - New pavement on entire parking lot and loading areas
 - Front canopy remodel with increased height

2,100+

Student Enrollment
Reagan High School

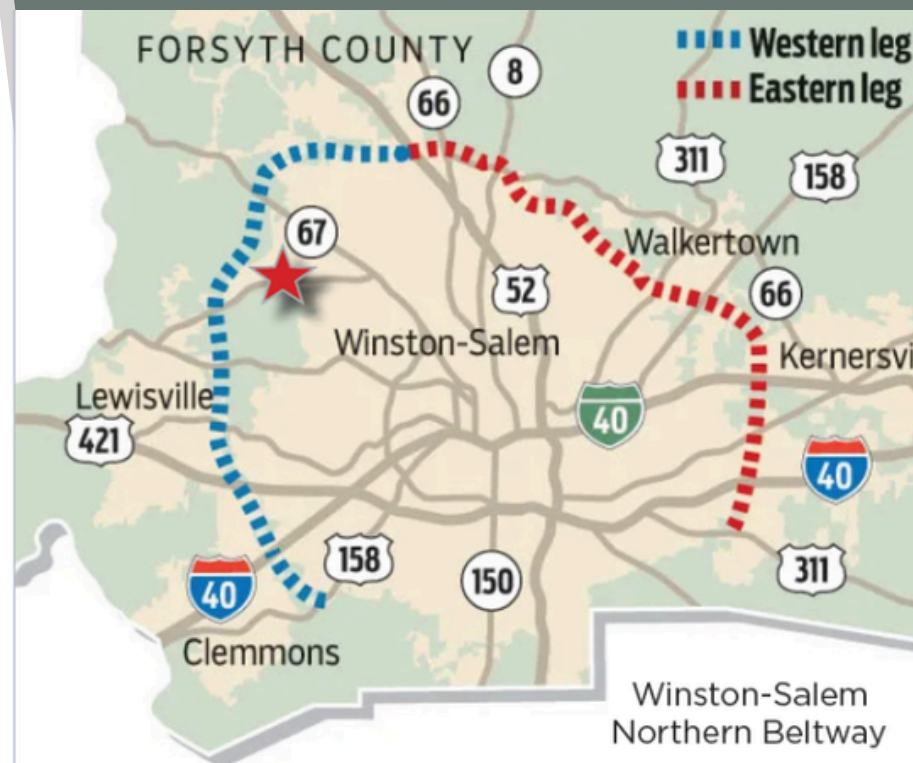
\$150k

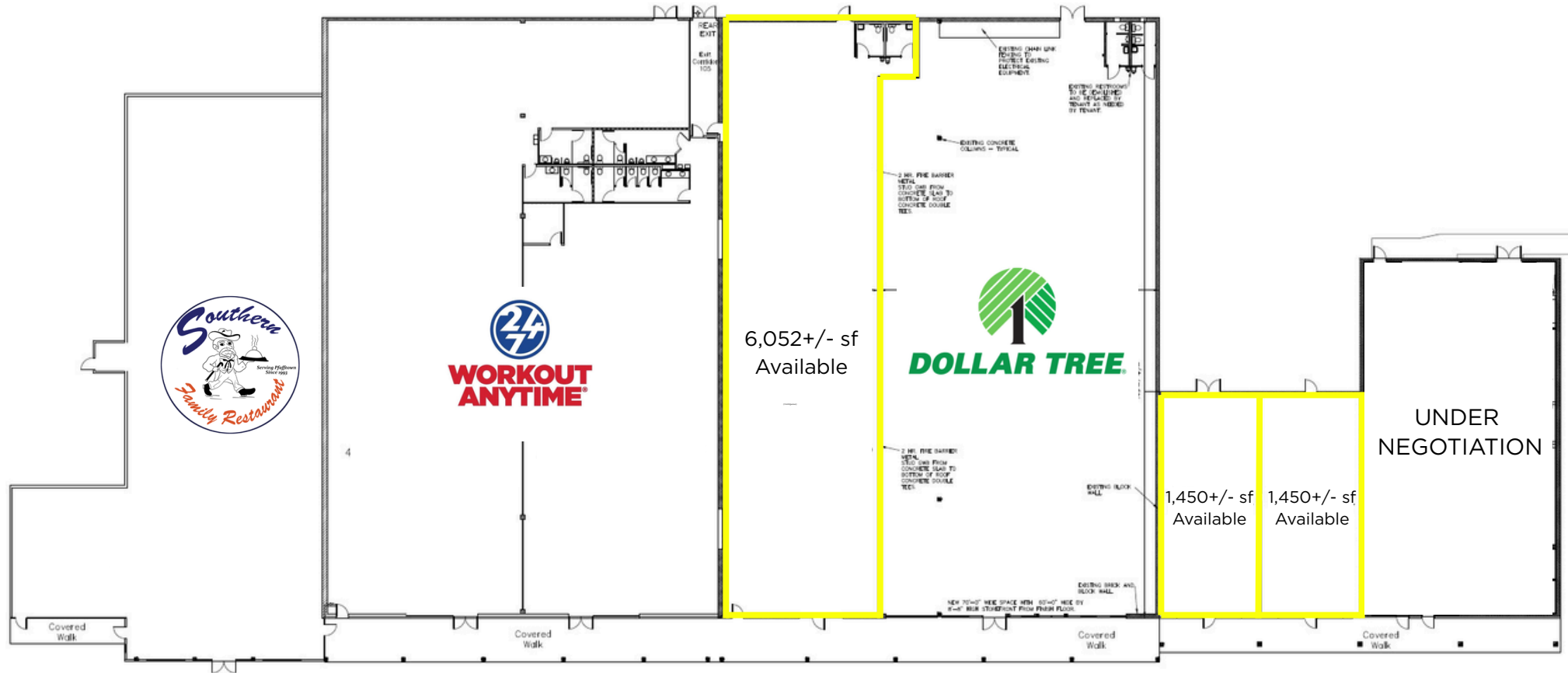
\$150,597 Avg. HH Inc. - 3 mi.

20k

VPD, Combined
Intersection of Transou Rd./Yadkinville Rd.

	3 mi.	5 mi.	7 mi.
Population	30,179	90,319	162,214
Avg HH Income	\$150,597	\$137,679	\$120,720
Total Households	11,833	37,161	68,807





FOR LEASE

4685 YADKINVILLE ROAD, WINSTON-SALEM



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