

RETAIL SPACE FOR LEASE

FORMER GANDER OUTDOORS

1950 S Stratford Road, Winston-Salem, NC



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

- 42,7500 SF available
- Freestanding building
- Site fronts Interstate 40 & Stratford Road
- Regional trade area with excellent interstate accessibility and visibility
- Strongest retail node in Winston-Salem
- Nearby retail: **TARGET** **DICK'S SPORTING GOODS** **ULTA BEAUTY** **BARNES & NOBLE**
PET SMART **THE HOME DEPOT** **LOWE'S** **COSTCO WHOLESALE** **ROSS DRESS FOR LESS**
JCPenney **★macy's** **Dillard's** **belk**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,291	60,423	151,856
HOUSEHOLDS	2,618	28,151	65,919
EMPLOYEES	4,345	49,440	123,916
AVERAGE HH INCOME	\$65,597	\$87,552	\$95,700

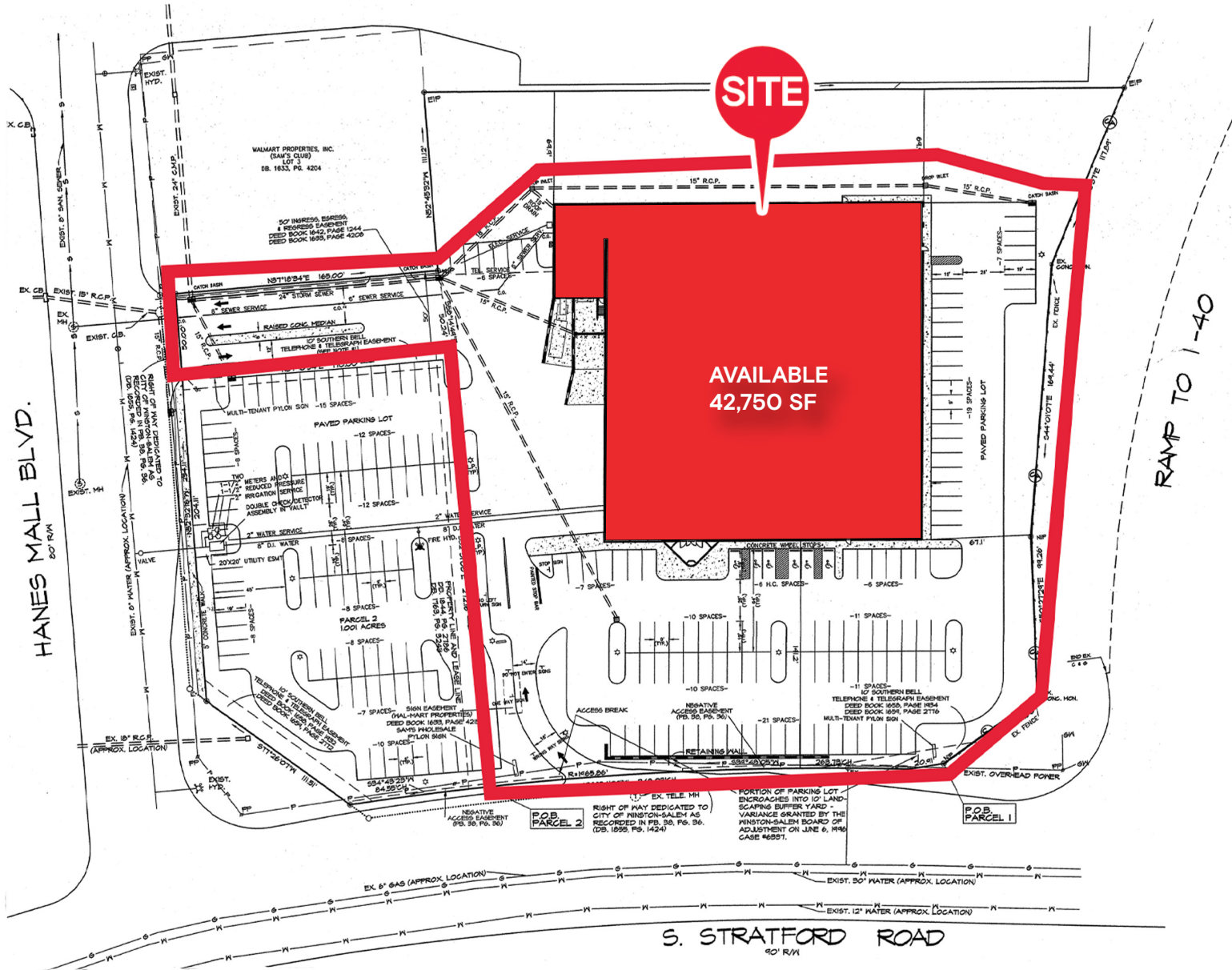
TRAFFIC COUNTS

I-40	90,000 AADT
STRATFORD ROAD	28,500 AADT



TOP EMPLOYERS

- Wake Forest Baptist Medical Center | 18,750 Employees
- Novant Health | 11,010 Employees
- Forsyth County Schools | 5,500 Employees
- BB&T | 4,000 Employees
- Wells Fargo | 3,567 Employees



HANES MALL BLVD.
80' R/W

SITE

**AVAILABLE
42,750 SF**

RAMP TO 1-40

S. STRATFORD ROAD
80' R/W



**SOUTH FORK
ELEMENTARY SCHOOL**
491 STUDENTS

TARGET KOHL'S
ULTRA five BELOW
SHOE Kirklands
PET CARNIVAL Michaels
SUPPLIES PLUS **DOLLAR TREE**

**NOVAT HEALTH
FORSYTH MEDICAL
CENTER**
859 BEDS

**BOLTON ELEMENTARY
SCHOOL**
389 STUDENTS

421 = 61,500 AADT

421

SALEM PARKWAY = 67,000 AADT

SILAS CREEK PARKWAY = 67,000 AADT

**HOBBY
LOBBY**
ASHLEY

sam's club
PET SMART

**SILAS CREEK
CROSSINGS**
**Burlington
Marshalls JOANN**

40 = 90,000 AADT

STRATFORD ROAD = 28,500 AADT

HANES MALL BOULEVARD = 30,000 AADT

SITE

HANES MALL
JCPenney Dillard's
belk DICK'S
GAP OLD NAVY RACK ROOM SHOES

Walmart

**AMC
THEATRES**

**Conn's
HomePlus**

**ETHAN
ALLEN**

BOOT BARN

**PAVILIONS
SHOPPING CENTER**
**WORKOUT
ANYTIME**
Your Fitness. Your Schedule.
LA Z BOY

LOWE'S

**BEST
BUY**

HANES COMMONS
COSTCO WHOLESALE ROSS
HOME GOODS DRESS FOR LESS
pop shelf BIG LOTS!

**Academy
SPORTS+OUTDOOR**

**BARNES
& NOBLE
HAVERTYS**
FURNITURE - EST. 1985

FOOD LION

