



KEY FEATURES

- Yadkinville Rd. AADT 10,000 / Reynolda Rd. AADT 18,000 (over 28,000 AADT combined)
- Direct access and frontage along Yadkinville Rd.
- 1/3 mile from the entrance to the premiere Greenbriar Farm subdivision
- 1-3 mile population range from 7,500-43,000+
- Retail GAP analysis identifies \$40M+ leakage within 1 mile of the site.
- ~ 3 Miles from the Reynolda Rd. Beltway interchange

LAND

FOR SALE OR LEASE

OUTPARCEL FOR SALE OR LEASE

3640 Reynolda Road
Winston Salem, NC 27106

Don't miss your opportunity to build and grow your business less than a mile from Greenbriar Farm S/D, the rapidly growing Pfafftown, NC, and the Reynolda Rd./Yadkinville Rd. corridors with a combined 28,000 trips per day. Get your business on the ground as this area continues to develop when the Northern Beltway connects to Reynolda Rd. (+/- 3 miles)—scheduled for completion in 2022. This area has been identified as having over a \$40M gap in retail services for the existing population, so there is huge retail potential!

LEARN MORE ABOUT THIS PROPERTY

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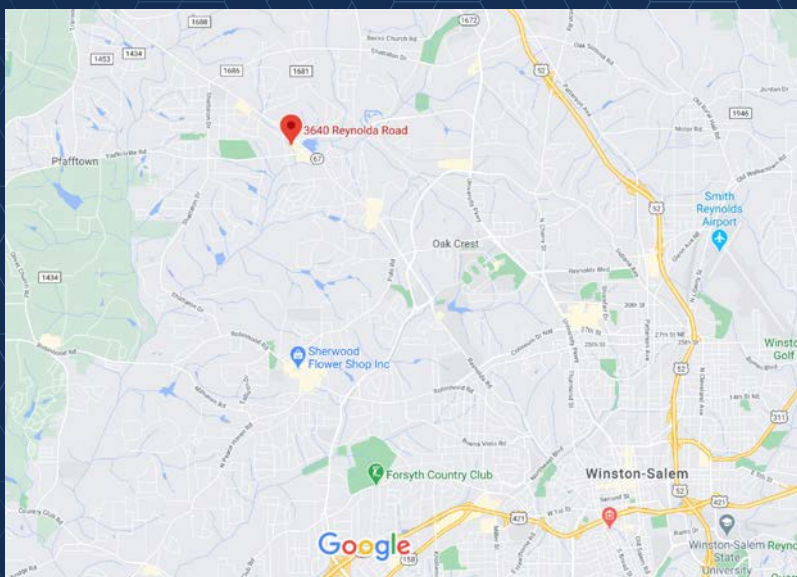
336.793.0890, ext 105



PARCEL FOR SALE OR LEASE

LOCATION					
Address	3640 Reynolda Road	City	Winston-Salem	State	NC
Zip	27106	County	Forsyth		
PROPERTY DETAILS					
Property Type	Land	Acres ±	TBD	Available SF ±	TBD
UTILITIES					
Electrical	Duke Power	Sewer	Municipal	Water	Municipal
Gas	PNB				
TAX INFORMATION					
Zoning	HB	Tax Block	2262	Tax PIN	6817-17-2992
Tax Map	606874	Tax Lots	202A		
PRICING & TERMS					
Sale	\$500,000/Acre	Lease	Contact Broker		
COMMENTS					

Property will require sub dividing. Please contact agent regarding proposed use and building restrictions.



LOCATION FEATURES

- High ADT frontage on Yadkinville and Reynolda Roads
- Direct access and frontage along Yadkinville Road
- 1/3 mile from entrance to Greenbriar Farm subdivision
- Outparcel outside FEMA flood plain