



KEY FEATURES

- ±7.27 acres (can be subdivided)
- Zoned HB-S
- Owner can provide pad-ready sites or will build-to-suit
- ±595 feet of frontage on Stafford Centre Drive; ±934 feet of frontage on Hampton Plaza Drive
- Convenient to Salem Parkway, I-40, I-74, I-73 and I-85
- Several established businesses in the surrounding area
- Storm water managed off-site
- 70% impervious surface permitted

±7.27 ACRES ZONED HB-S

FOR SALE

STAFFORD CENTRE

0 Stafford Centre Drive
 Kernersville, NC 27284

Prime development opportunity! Attractive ±7.27 AC tract of sub-dividable land with 65,500 ADT on I-40 and 30,500 ADT on NC Highway 66. HB-S designation makes this suitable for a wide variety of uses, including restaurants, hotels, bank branches, offices or day care facilities. Seller can provide pad-ready sites or will build-to-suit. Great location, just 20 minutes from both Winston-Salem and Greensboro, close to the Piedmont Triad International Airport, and convenient to Salem Parkway, I-40, I-74, I-73, I-65 and all points in the Piedmont Triad area. Several established restaurants, hotels and other businesses are in the area. Selling price is \$150,000 - \$250,000 per acre.

LEARN MORE ABOUT THIS PROPERTY

JEFF ANDREWS, SIOR

Jeff@CommercialRealtyNC.com
 336.793.0890, ext 103

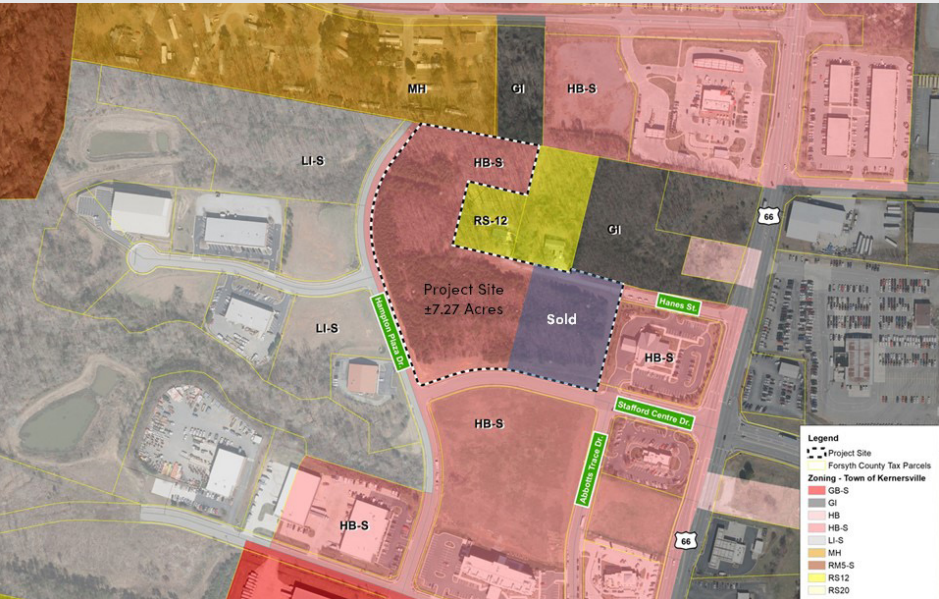
BRAD KLOSTERMAN, AICP, LEED AP ND

Brad@CommercialRealtyNC.com
 336.793.0890, ext 106

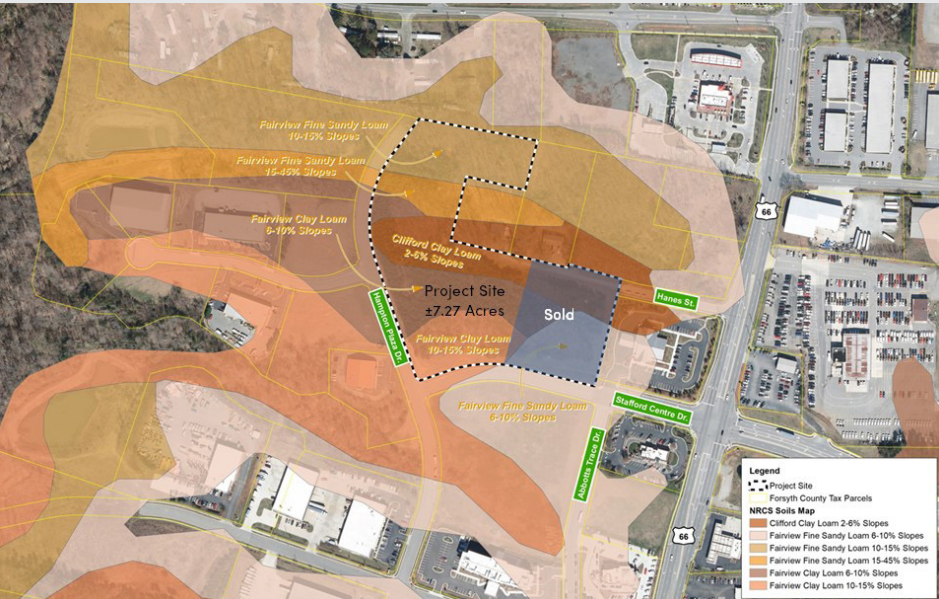
LOT LAYOUT



ZONING MAP



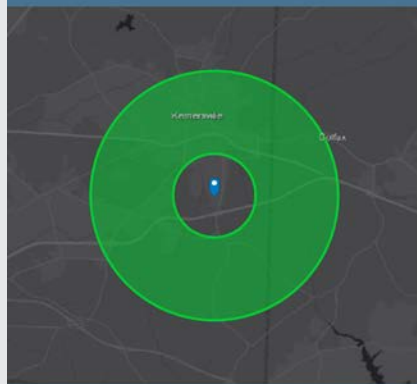
SOIL MAP



1 MILE RADIUS

DEMOGRAPHIC PROFILE

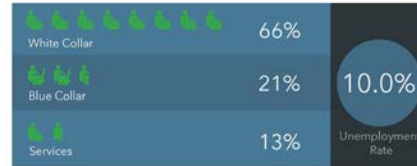
1301-1499 Hanes St, Kernersville, North Carolina, 27284



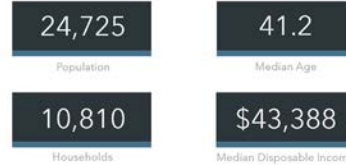
EDUCATION



EMPLOYMENT



KEY FACTS



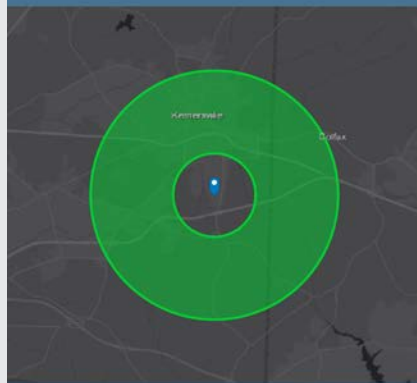
INCOME



3 MILE RADIUS

DEMOGRAPHIC PROFILE

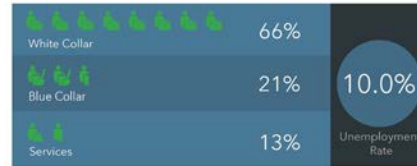
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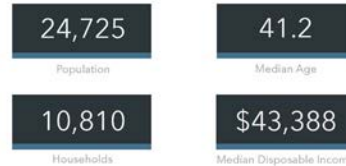
EDUCATION



EMPLOYMENT



KEY FACTS



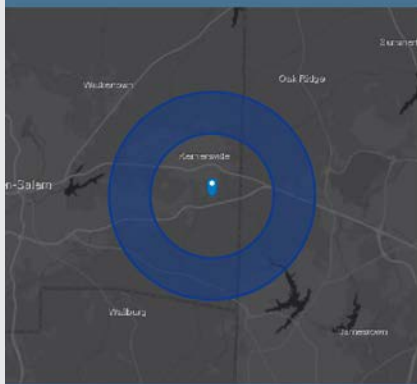
INCOME



5 MILE RADIUS

DEMOGRAPHIC PROFILE

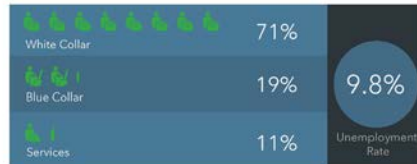
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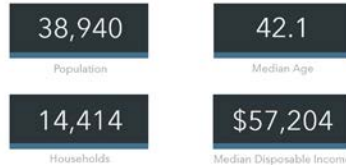
EDUCATION



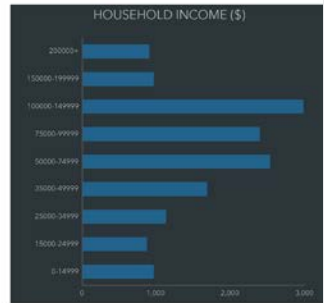
EMPLOYMENT



KEY FACTS



INCOME





Real Estate Services & Investments

Retail MarketPlace Profile - CRA

1301-1499 Hanes St
1301-1499 Hanes St, Kernersville, North Carolina, 27284
Ring Band: 3 - 5 mile radius

Prepared by Esri
Latitude: 36.09152
Longitude: -80.06498

Summary Demographics

2020 Population	38,940
2020 Households	14,414
2020 Median Disposable Income	\$57,204
2020 Per Capita Income	\$34,518

2017 Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$556,395,432	\$122,144,225	\$434,251,207	64.0	92
Total Retail Trade	44-45	\$501,908,035	\$110,322,999	\$391,585,036	64.0	74
Total Food & Drink	722	\$54,487,397	\$11,821,226	\$42,666,171	64.3	17

2017 Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$107,630,746	\$34,315,402	\$73,315,344	51.7	12
Automobile Dealers	4411	\$88,074,957	\$15,102,952	\$72,972,005	70.7	6
Other Motor Vehicle Dealers	4412	\$8,848,832	\$16,169,932	-\$7,321,100	-29.3	5
Auto Parts, Accessories & Tire Stores	4413	\$10,706,957	\$3,042,518	\$7,664,439	55.7	2
Furniture & Home Furnishings Stores	442	\$20,003,030	\$5,240,857	\$14,762,173	58.5	3
Furniture Stores	4421	\$11,923,296	\$4,839,629	\$7,083,667	42.3	2
Home Furnishings Stores	4422	\$8,079,734	\$401,228	\$7,678,506	90.5	1
Electronics & Appliance Stores	443	\$15,167,768	\$1,571,720	\$13,596,048	81.2	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$37,783,309	\$10,886,613	\$26,896,696	55.3	15
Bldg Material & Supplies Dealers	4441	\$35,407,045	\$9,170,115	\$26,236,930	58.9	9
Lawn & Garden Equip & Supply Stores	4442	\$2,376,264	\$1,716,498	\$659,766	16.1	6
Food & Beverage Stores	445	\$85,829,743	\$18,074,533	\$67,755,210	65.2	9
Grocery Stores	4451	\$79,558,374	\$17,802,012	\$61,756,362	63.4	8
Specialty Food Stores	4452	\$3,137,994	\$272,520	\$2,865,474	84.0	2
Beer, Wine & Liquor Stores	4453	\$3,133,376	\$0	\$3,133,376	100.0	0
Health & Personal Care Stores	446,4461	\$31,439,606	\$3,268,494	\$28,171,112	81.2	3
Gasoline Stations	447,4471	\$52,433,936	\$22,625,853	\$29,808,083	39.7	8
Clothing & Clothing Accessories Stores	448	\$24,355,983	\$371,289	\$23,984,694	97.0	2
Clothing Stores	4481	\$15,842,165	\$181,053	\$15,661,112	97.7	1
Shoe Stores	4482	\$3,853,069	\$0	\$3,853,069	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$4,660,750	\$0	\$4,660,750	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$13,560,983	\$4,682,036	\$8,878,947	48.7	6
Sporting Goods/Hobby/Musical Instr Stores	4511	\$11,500,124	\$4,373,040	\$7,127,084	44.9	5
Book, Periodical & Music Stores	4512	\$2,060,859	\$308,996	\$1,751,863	73.9	1
General Merchandise Stores	452	\$83,534,313	\$4,288,749	\$79,245,564	90.2	3
Department Stores Excluding Leased Depts.	4521	\$60,667,166	\$2,577,771	\$58,089,395	91.8	1
Other General Merchandise Stores	4529	\$22,867,146	\$1,710,979	\$21,156,167	86.1	3
Miscellaneous Store Retailers	453	\$21,479,715	\$2,994,034	\$18,485,681	75.5	9
Florists	4531	\$815,271	\$172,638	\$642,633	65.0	1
Office Supplies, Stationery & Gift Stores	4532	\$4,669,098	\$520,991	\$4,148,107	79.9	2
Used Merchandise Stores	4533	\$2,590,854	\$394,466	\$2,196,388	73.6	3
Other Miscellaneous Store Retailers	4539	\$13,404,491	\$1,905,940	\$11,498,551	75.1	4
Nonstore Retailers	454	\$8,688,903	\$2,003,418	\$6,685,485	62.5	3
Electronic Shopping & Mail-Order Houses	4541	\$6,234,940	\$445,242	\$5,789,698	86.7	1
Vending Machine Operators	4542	\$468,005	\$0	\$468,005	100.0	0
Direct Selling Establishments	4543	\$1,985,958	\$506,829	\$1,479,129	59.3	2
Food Services & Drinking Places	722	\$54,487,397	\$11,821,226	\$42,666,171	64.3	17
Special Food Services	7223	\$511,432	\$0	\$511,432	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$3,926,142	\$32,842	\$3,893,300	98.3	1
Restaurants/Other Eating Places	7225	\$50,049,823	\$11,747,663	\$38,302,160	62.0	17

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

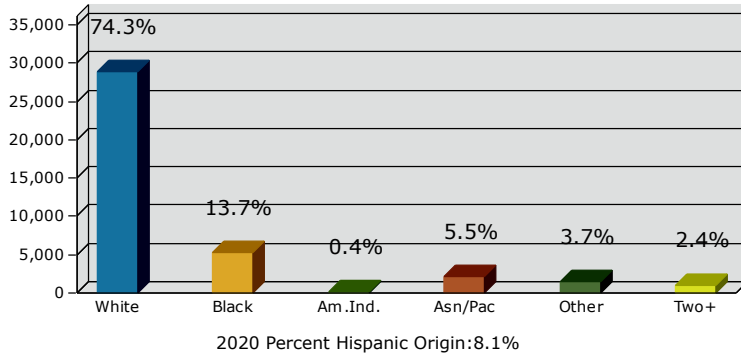
Source: Esri and Infogroup. Esri 2019 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2019 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

March 31, 2021

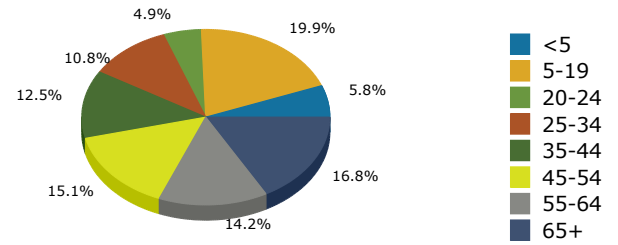
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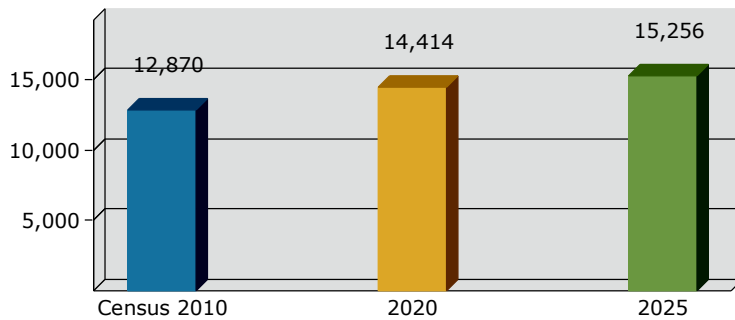
2020 Population by Race



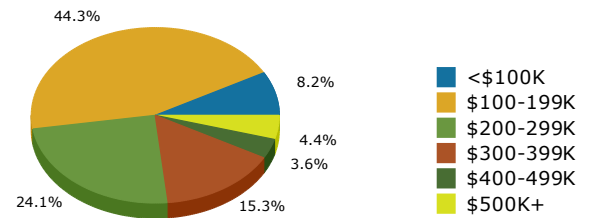
2020 Population by Age



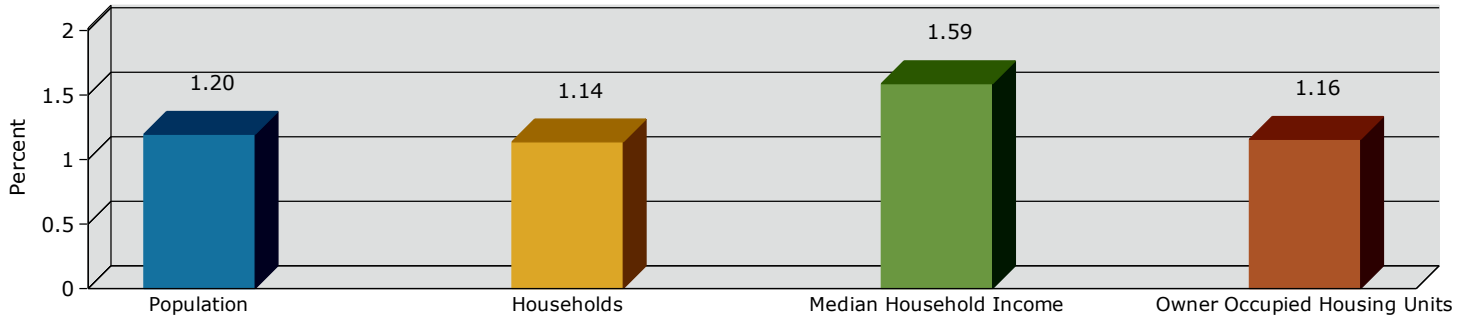
Households



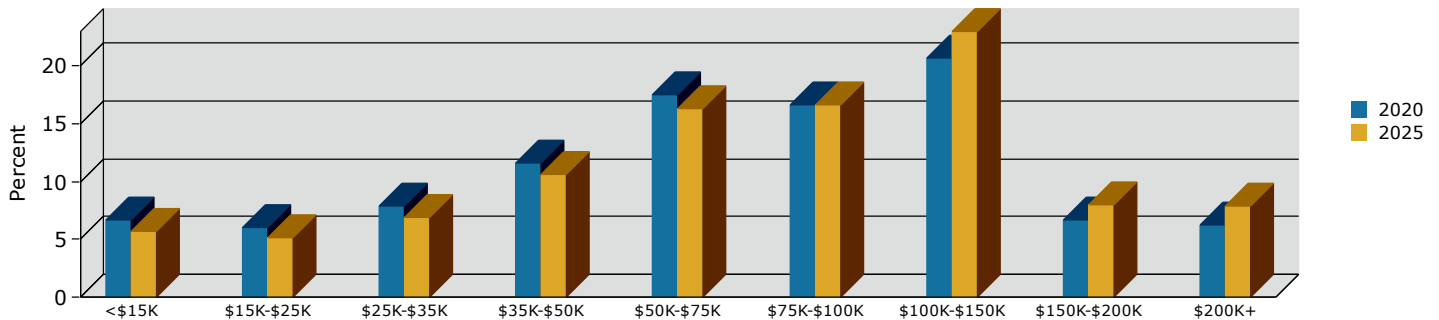
2020 Home Value



2020-2025 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

March 31, 2021



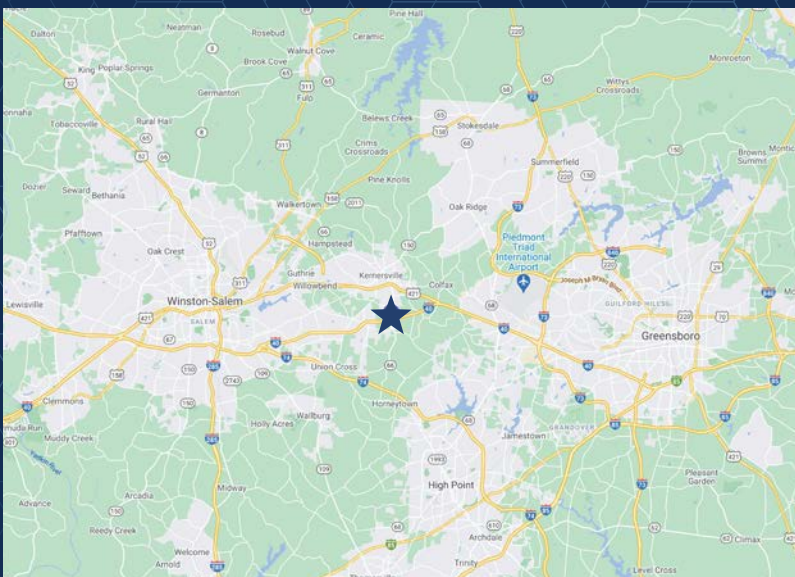
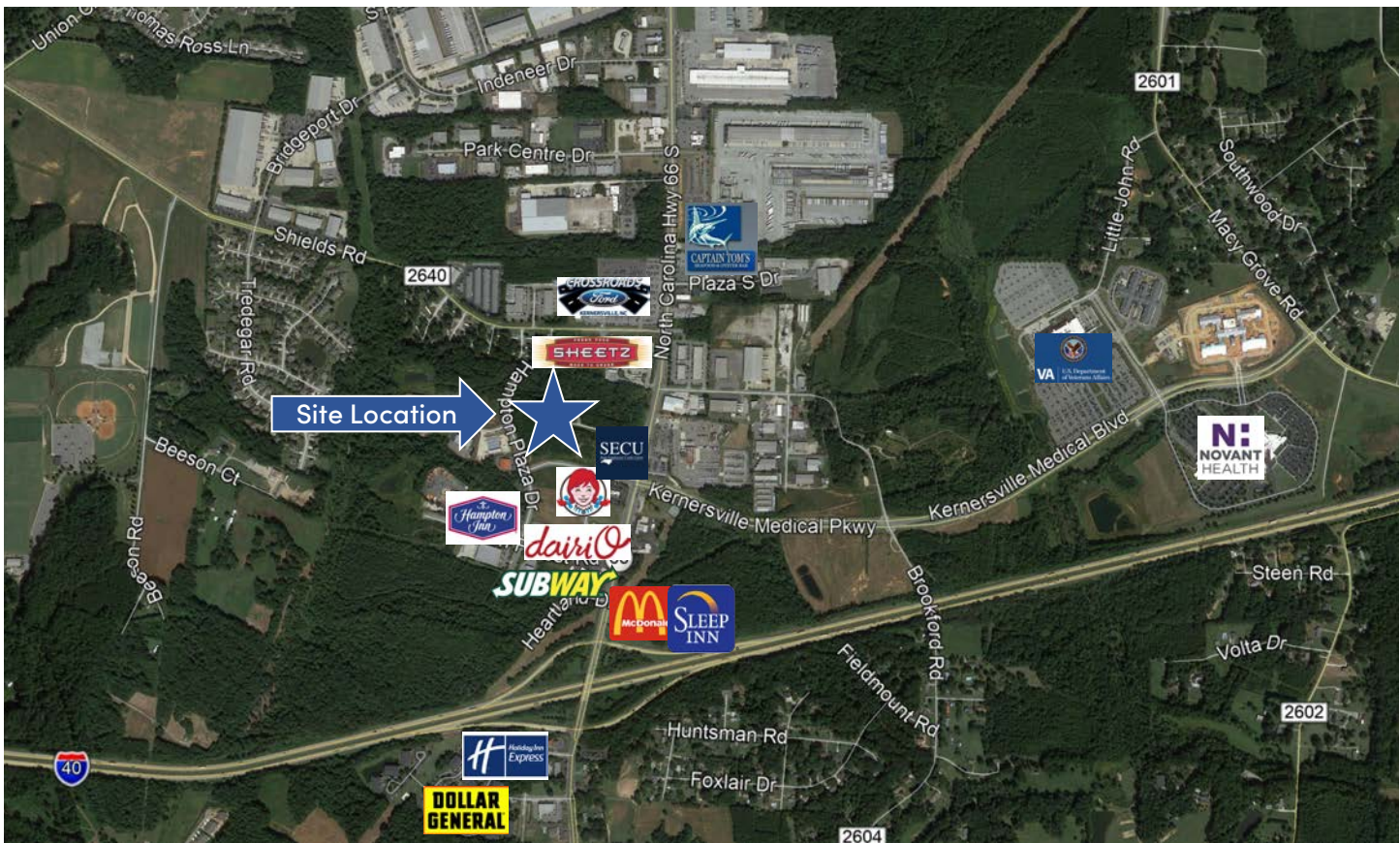
STAFFORD CENTRE DRIVE

LOCATION					
Street	0 Stafford Centre Drive	City / Zip	Kernersville / 27284	County	Forsyth
PROPERTY DETAILS					
Property Type	Land	Acres ±	7.27		
UTILITIES					
Electrical	Duke Power	Sewer	Municipal	Water	Municipal
Gas	PNG	Storm Water	Managed Off-Site (Master Planned)		
TAX INFORMATION					
Zoning	HB-S	Tax Pin	6885-53-3930		
PRICING & TERMS					
Price	150K - 250K Per Acre				



±7.27 ACRES ZONED HB-S

FOR SALE



LOCATION FEATURES

- ±7.27 acres, can be subdivided and seller can provide pad ready sites or will build-to-suit
- Zoned HB-S, suitable for a variety of different business & retail uses
- High ADT on NC Highway 66 and I-40
- Convenient to Winston-Salem, Greensboro, Piedmont International Airport, and all points in the Piedmont Triad area
- Easy access to Salem Parkway, I-40, I-74, I-73 and I-85
- Several existing businesses in the region