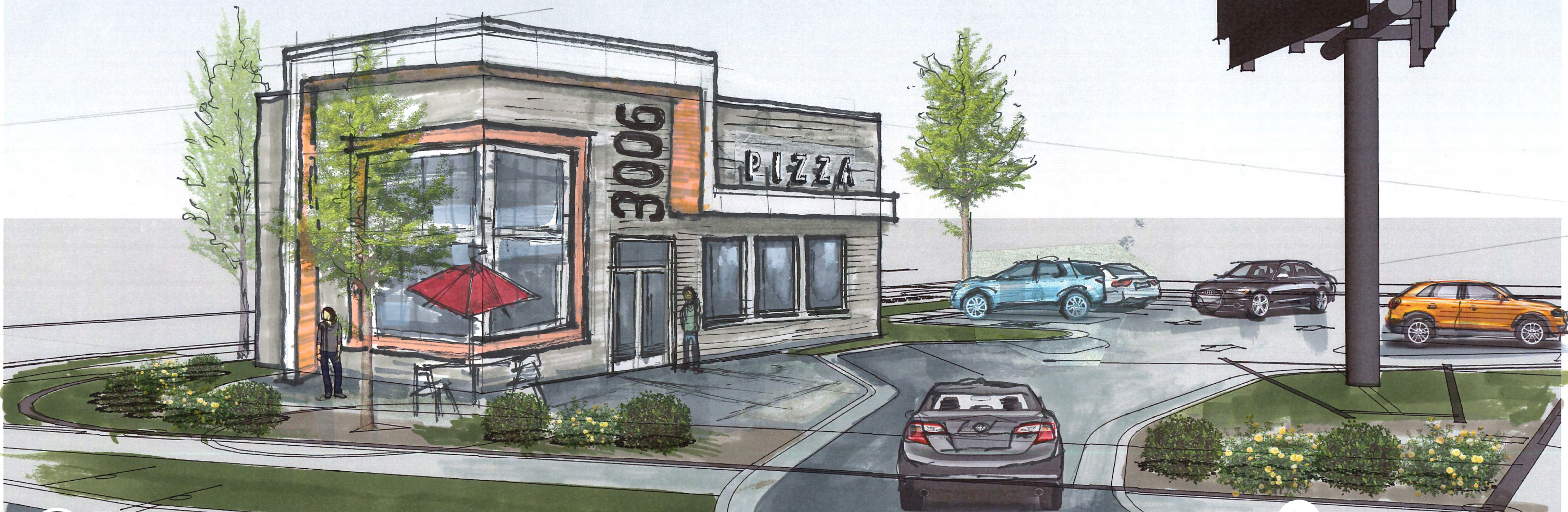


# PRIME BUILD TO SUIT OR GROUND LEASE NEAR WAKE FOREST UNIVERSITY

3000 UNIVERSITY PARKWAY | WINSTON-SALEM, NC 27105



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203

[WWW.PROVIDENCEGROUP.COM](http://WWW.PROVIDENCEGROUP.COM)



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PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



PRIME BUILD TO SUIT OR GROUND LEASE

NEAR WAKE FOREST UNIVERSITY

3000 UNIVERSITY PARKWAY | WINSTON-SALEM, NC 27105

PROPERTY / LEASE INFORMATION

BTS or ground lease available

Pad ready

0.3 acres

Please call for economic details

PROPERTY HIGHLIGHTS

The Providence Group is pleased to present this Ground Lease or BTS site at the prominent intersection of University Parkway and Deacon Blvd in Winston Salem N.C. The site sits directly across from the Wake Forest University Sports complex which includes BB&T field and the Joel Coliseum which is home to Wake Forest Football and Basketball. The site has excellent exposure, with high traffic counts and is on the going to side of University Parkway heading into downtown Winston Salem. Wake Forest University which has approximately 6,000 undergraduate students and consistently ranks within the top 30 nationally is less than one mile from the site.

DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
POPULATION	8,048	69,349	153,316
AVERAGE HH INCOME	\$61,344	\$74,083	\$75,743
MEDIAN HH INCOME	\$48,202	\$52,674	\$55,499
BUSINESS ESTABLISHMENTS	246	4,615	8,875
DAYTIME EMPLOYMENT	5,369	58,404	112,876

2020 TRAFFIC COUNTS (NCDOT)

24,500 VPD on University Parkway



CONTACT

John Varol | 704.644.4589  
jvarol@providencegroup.com

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27th Street

Coliseum Dr NW

Wake Forest  
Athletics Facilities

University Pkwy

26,500 VPD

Deacon Blvd



**SITE**

Bonhurst Dr

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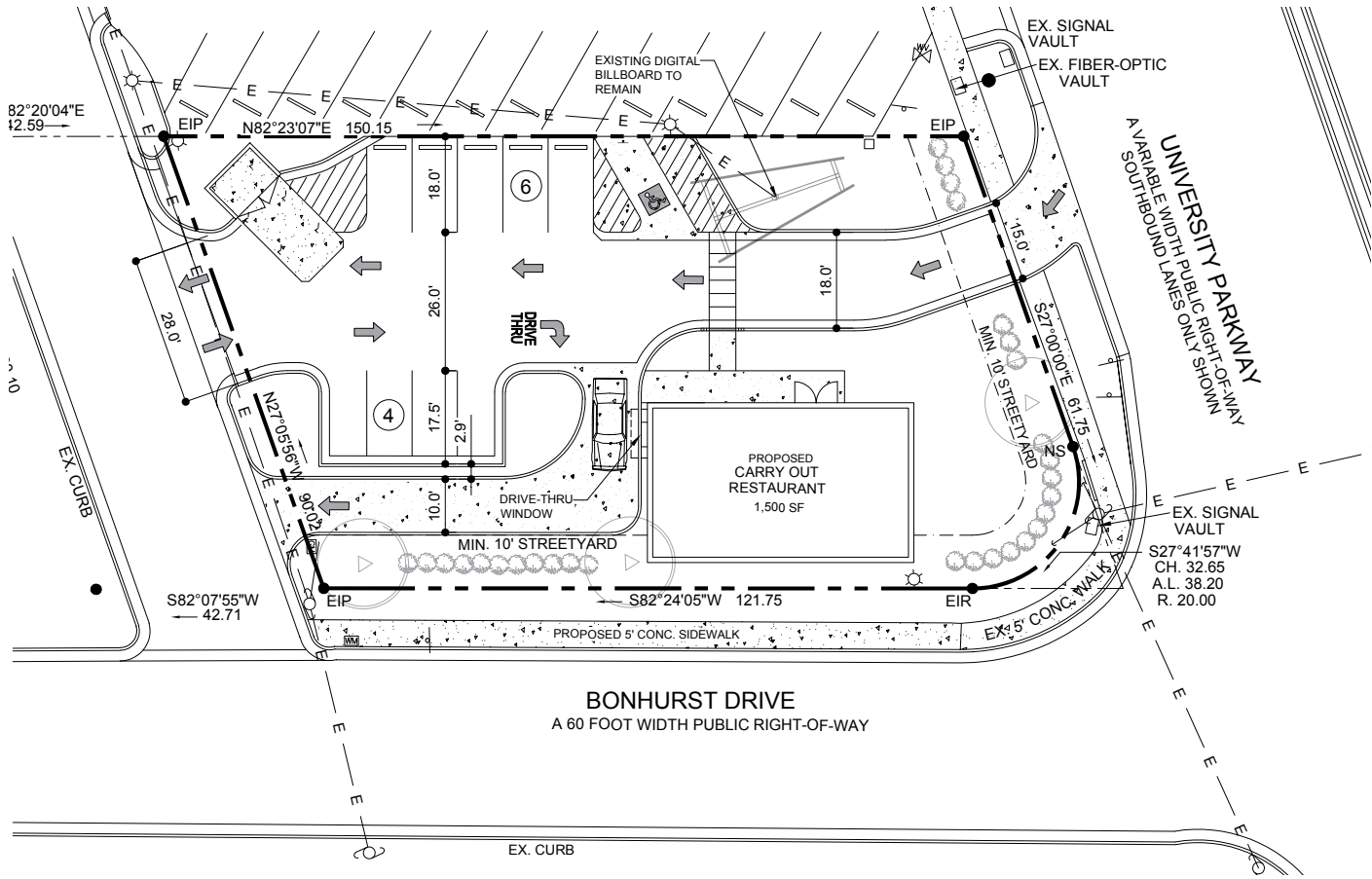


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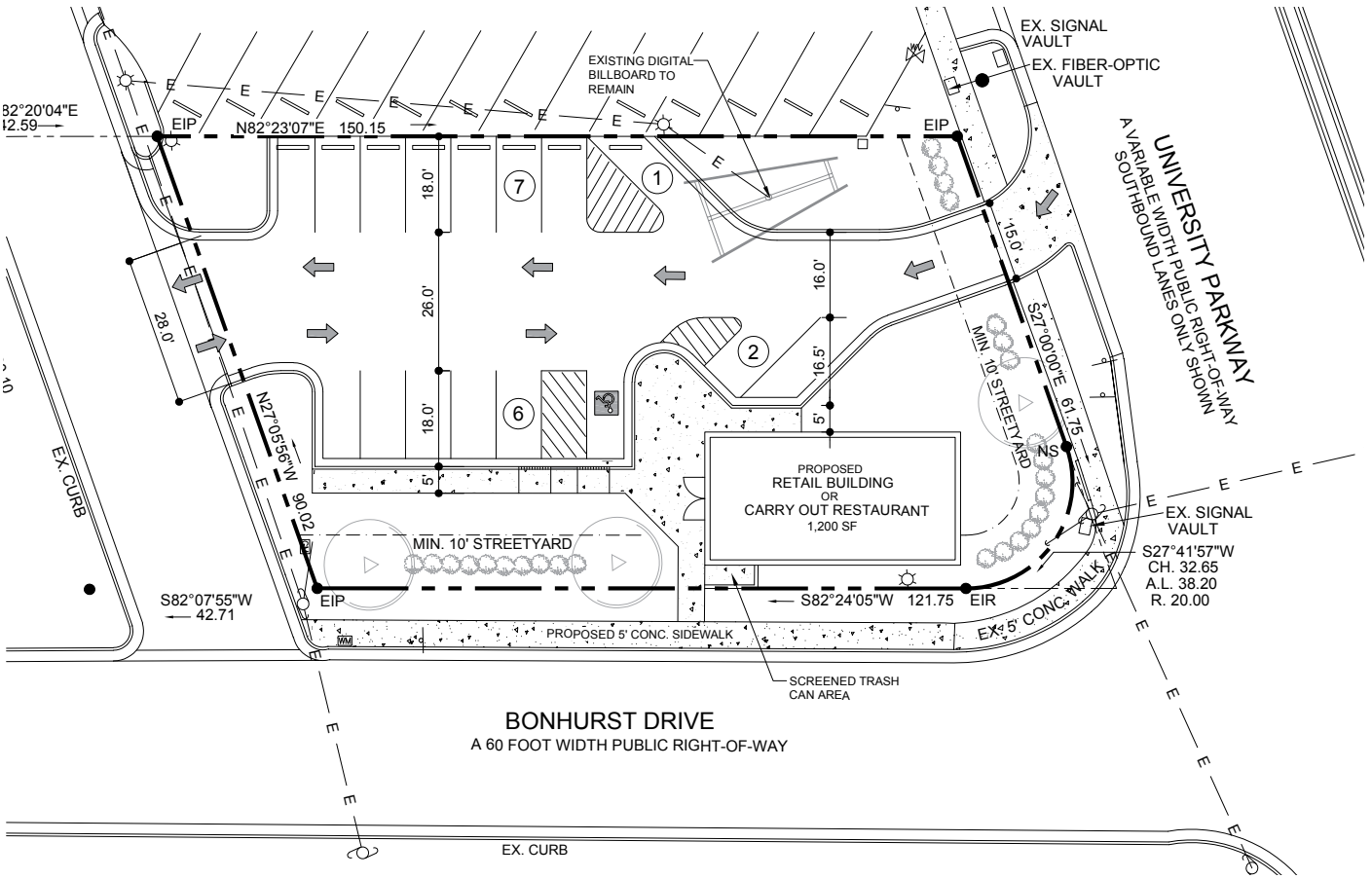
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PLAN OPTION #1



PLAN OPTION #2



Wake Forest Football Stadium Wake Forest Basketball Coliseum



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