

HARD CORNER - UNIVERSITY PARKWAY, WINSTON-SALEM

5425 UNIVERSITY PARKWAY | WINSTON-SALEM, NC 27105



CONTACT

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LEASING INFORMATION

High Profile 2.78 acre site on University Parkway

Shared traffic signal shared with Target & Chipotle

Available for ground lease or build to suit

Free standing or multi tenant drive thru available

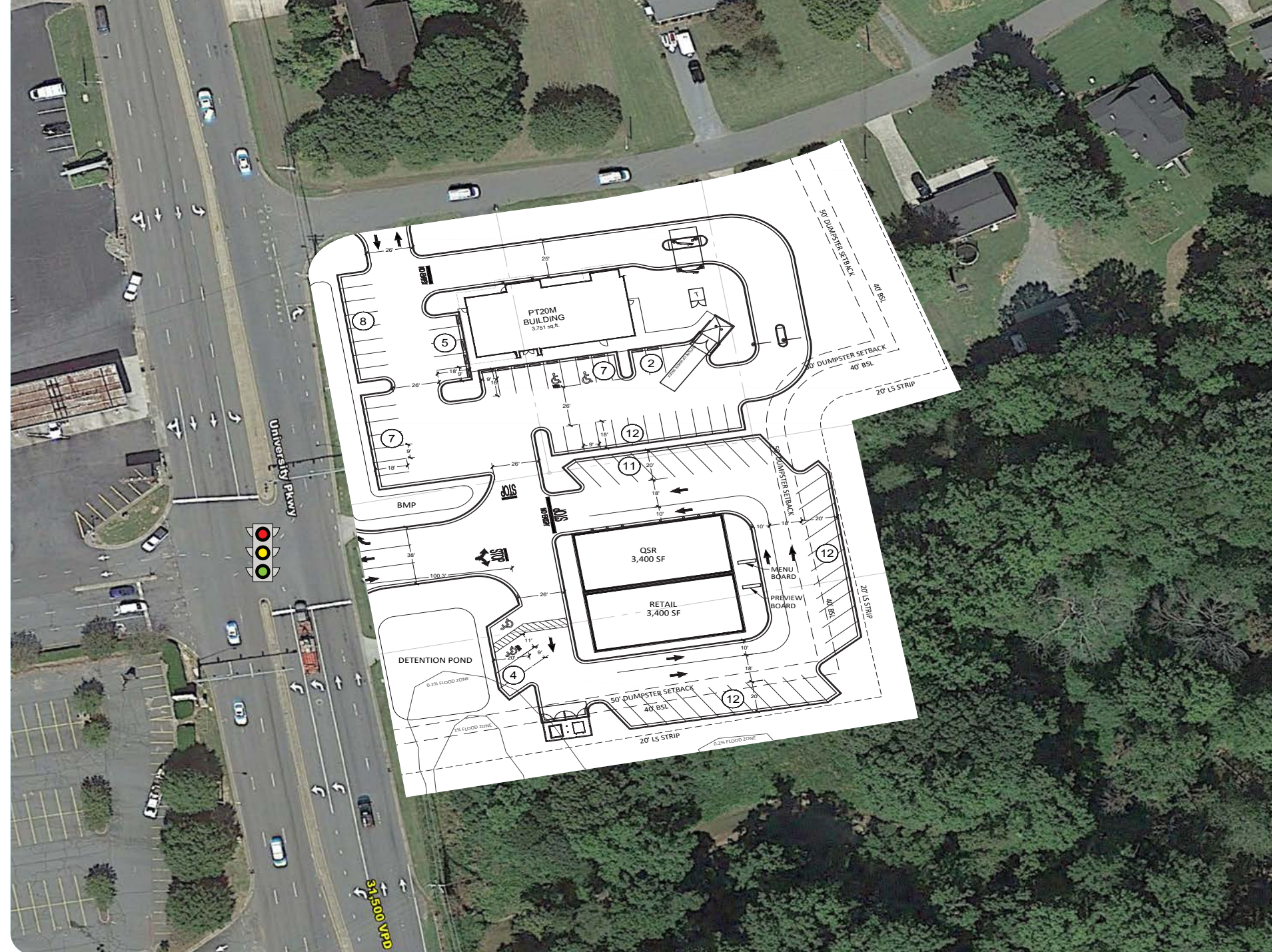
PROPERTY HIGHLIGHTS

Excellent visibility and access to the site

Very high barrier to entry sub-market

High traffic volume (31,500 VPD at the intersection)

DEMOGRAPHICS (2021)	1 MILE	3 MILE	5 MILE
POPULATION	5,071	46,496	105,047
AVERAGE HH INCOME	\$43,536	\$54,869	\$79,433
MEDIAN HH INCOME	\$37,978	\$42,576	\$58,365
BUSINESS ESTABLISHMENTS	246	1,597	3,556
DAYTIME EMPLOYMENT	5,537	22,663	43,634



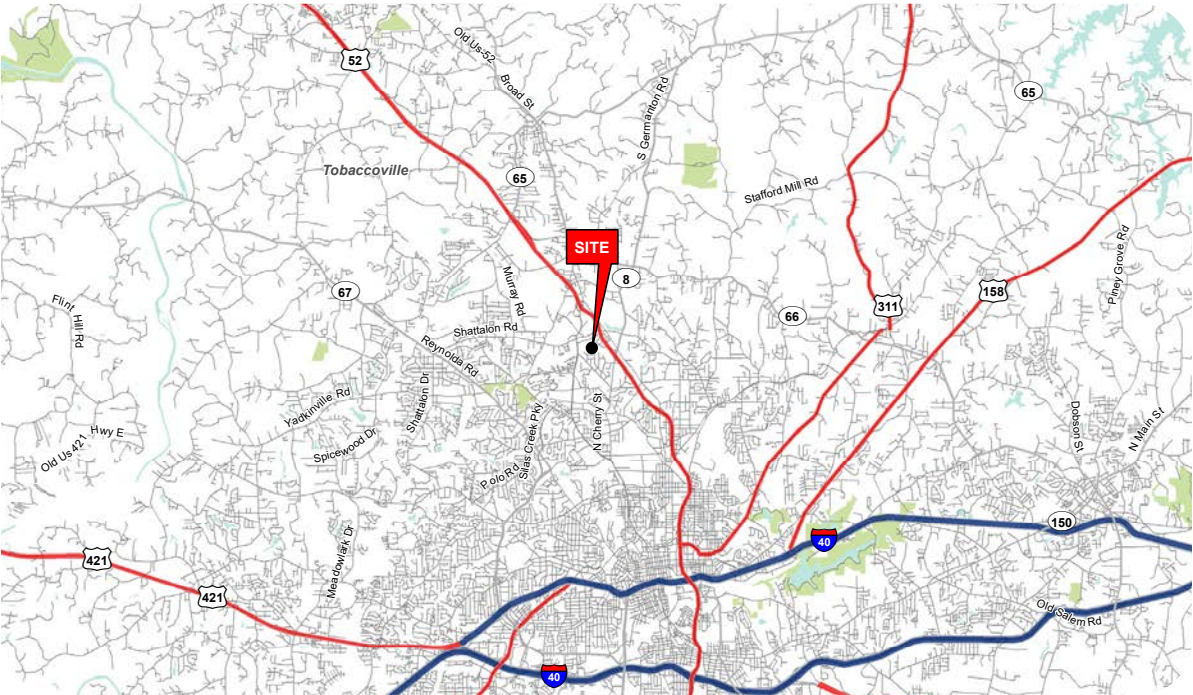
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