MERIDIAN

147 S. Cherry Street, Suite 200 | Winston-Salem, NC 27101 | P 336.722.1986 | F 336.723.3173 | Meridianrealty.com

Potential Senior Care Complex

6010 Golding Center Dr

Winston-Salem, NC 27103

- Site plan proposes 99 Units
- All utilities to site
- Exceptional interstate visibility
- 64,000± VPD on I-40
- Two Hospitals within 5 Miles
- Thousands of square feet of medical, shopping, services, and YMCA nearby

FOR SALE: $10,500,000

For more information:

John L. Ruffin, CCIM
Jruffin@meridianrealty.com
336.480.2081

Spencer T. Bennett, CCIM
Spencer@meridianrealty.com
336.480.2327

6010 Golding Center | Winston-Salem, NC 27103

SITE PLAN

Sketch Concept

Site Data

Property Data

Jurisdiction:	Winston-Salem, NC
Ex. Zoning:	GO-S, RS9
Prop. Zoning:	RM18

Site Acreage

Total Site Acreage:	17.88 Acres±

(based on digital GIS data)

Stream Buffer Data

Buffer Required:	30' Undisturbed 100' Total

Elderly Housing Breakdown

Hybrid Condo's Units:	54 Units±
2 Bedroom Units:	36 Units±
3 Bedroom Units:	18 Units±
Townhome Units:	10 Units±
Apartment Units:	35 Units±
Total Elderly Housing Units:	99 Units±

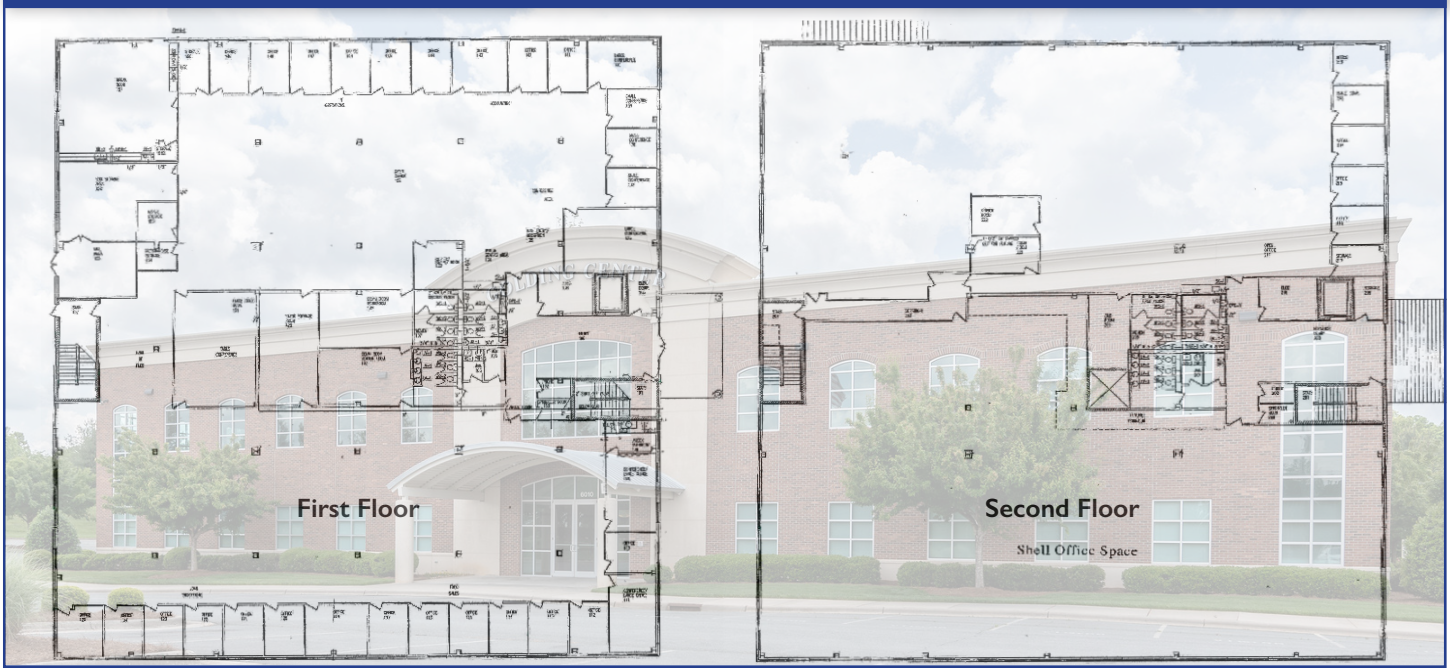
Parking Breakdown

Required Parking:	75 Spaces

(@ .75 sp per Unit)

Parking Provided	
Under Hybrid Units:	63 Spaces±
New Surface Parking:	43 Spaces±
Renovated Surface Parking:	80 Spaces±
Townhome Garage Parking:	10 Spaces±
Total Parking Provided:	196 Spaces±

FLOORPLANS



6010 Golding Center | Winston-Salem, NC 27103

2025/2030DEMOGRAPHICS

+10.6%
5 mile radius
Expected growth
by 2030

+4.1%
5 mile radius
Expected growth
by 2030

+12.4%
5 mile radius
Expected growth
by 2030

+3.1%
5 mile radius
Expected growth
by 2030

Total Population

1 MILE	5,551
3 MILE	40,115
5 MILE	93,960

Senior Population

18% 1 MILE
21% 3 MILE
22% 5 MILE

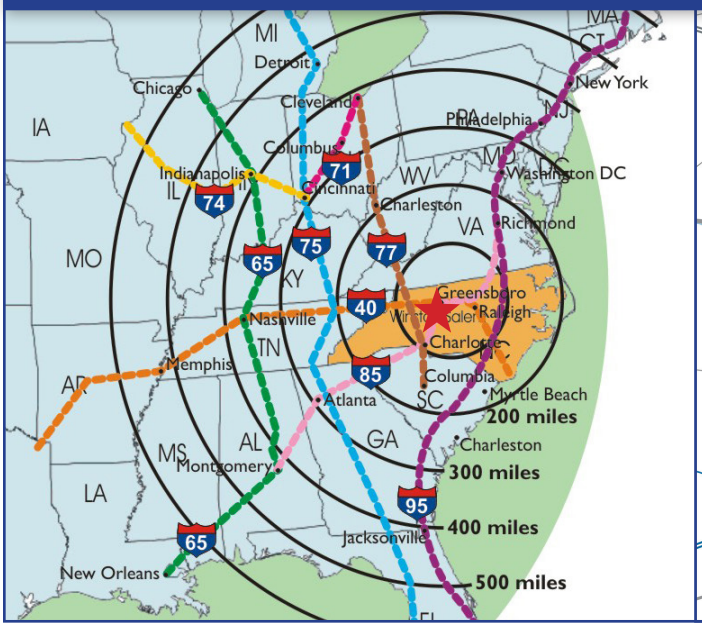
Total Households

1 MILE	2,322
3 MILE	17,040
5 MILE	41,021

Avg. Household Income

1 MILE	$73,647
3 MILE	$79,690
5 MILE	$78,156

MAPS



6010 Golding Center | Winston-Salem, NC 27103

AERIAL

No warranty or representation (express or implied) is made as to the accuracy or completeness of the information set forth herein. All information is submitted subject to errors, omissions, change of price, prior lease or sale, and withdrawal without notice. All marketing material produced by the Meridian Realty Group is proprietary. Any reproduction is expressly prohibited.

The Meridian Realty Group | 147 S. Cherry Street, Suite 200 | Winston-Salem, NC 27107 P 336.722.1986 | F 336.723.3173