

For Sale: 1.31±ac on Hanes Mall Blvd. GB-S Zoning



CHRYSSON BROTHERS REALTY

1045 Burke St
Winston-Salem, NC 27101
O: 336.725.8546
<https://www.chryssonproperties.com>

Gabe Chrysson
336.972.1401
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Overview



O Oxford Station Way, Winston-Salem, NC 27103

1.31±AC development opportunity fronting Hanes Mall Blvd. Located in the heart of Winston-Salem's busiest retail corridor, this site boasts excellent visibility with rightin/out access from Hanes Mall Blvd and access via adjacent property. Located next to a future Homewood Suites Hotel, this property is surrounded by national tenants, such as Costco, Sam's Club, Lowes, Home Depot, Target, and others.

PROPERTY HIGHLIGHTS

Great visibility

Easy Access

Daily Traffic Counts: 29,000±cpd on Hanes Mall Blvd

Adjacent to future Homewood Suites Hotel

PROPERTY SUMMARY

Asking Price: \$879,900

Lot Size: 1.31±Acres

LOCATION HIGHLIGHTS

Busiest Retail Corridor in Winston-Salem

Strong Traffic Counts

High HH Incomes



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Aerial Map



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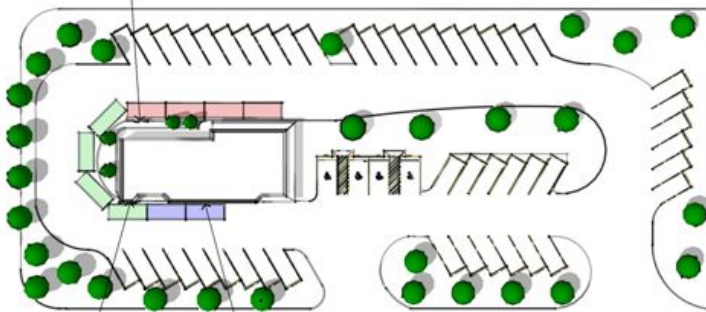


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Conceptual Renderings



menu board



1st window

2nd window

- menu board stacking
- 1st window stacking
- 2nd window stacking



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Demographic Summary



Population	1 mile	3 mile	5 mile
2010 Population	7,238	51,032	120,449
2023 Population	8,256	54,235	133,751
2028 Population Projection	8,473	55,042	136,683

Income	1 mile	3 mile	5 mile
Avg Household Income	\$63,824	\$88,947	\$95,447
Median Household Income	\$46,875	\$66,508	\$71,278

Traffic		
Collection Street	Cross Street	Traffic Volume
Hanes Mall Blvd	Fox Trot Ct E	17,140
I- 40	Jonestown Rd SW	59,659
Hanes Mall Blvd	Char-Lou Ln E	15,388



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