



M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

# Hanes Mall Blvd at Char Lou Lane Winston-Salem, NC 27103

Prime Retail Site | 6.92± AC



Desirable retail site on Hanes Mall Blvd. Surrounded by Walmart, Car Max, AMC 12 Movie Theater, Mercedes Benz, Lexus, and adjacent to vibrant retail centers such as Westchester Plaza, Kester Mill Village, & the Shops at St. George Square. Costco, Lowes Home Improvement, and Home Depot are located in corridor.

For more information:

**John L. Ruffin, CCIM**

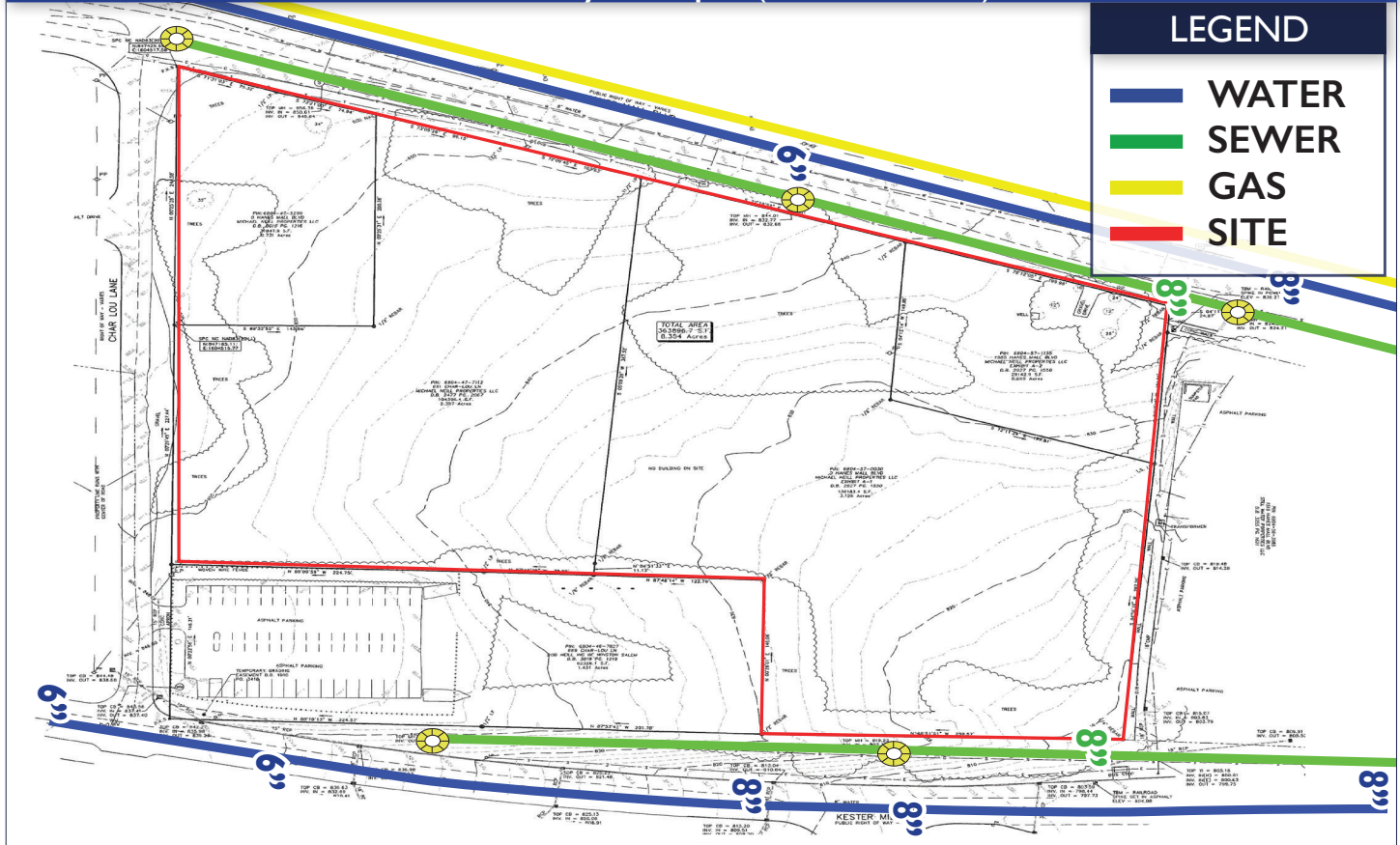
Jruffin@meridianrealty.com

336.480.2081

**FOR SALE: \$18 PSF**

WWW.MERIDIANREALTY.COM

Site Survey & Topo (2' Contours)




**LEGEND**


- WATER
- SEWER
- GAS
- SITE

| Demographics |            |                  |            |
|--------------|------------|------------------|------------|
|              | POPULATION | MEDIAN HH INCOME | HOUSEHOLDS |
| 1 MILE       | 9,345      | 29,456           | 132,262    |
| 3 MILE       | \$53,779   | \$63,420         | \$78,384   |
| 5 MILE       | 4,495      | 14,015           | 58,408     |

**Surrounding Area & Development - 3 Mile Radius**

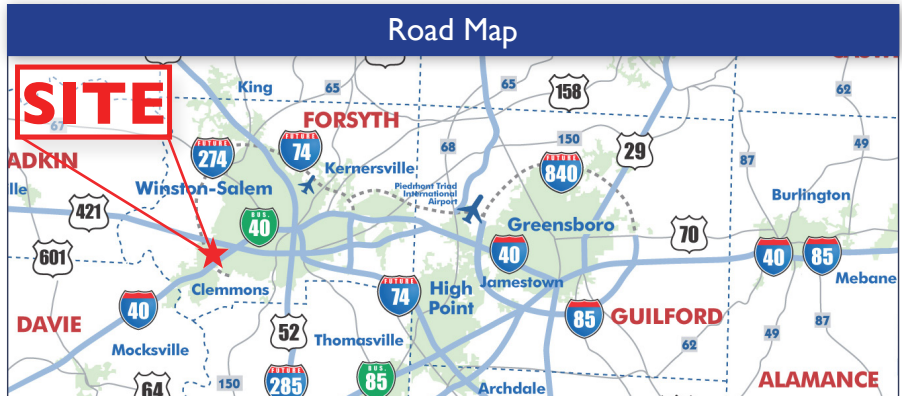


**19 RETAIL CENTERS**  
4,007,496 SF



**16 HOTELS**  
1,571 Rooms

- Property Highlights**
- 6.92± Acres
  - Zoned GB-L
  - 750'± feet road frontage
  - Phase I and geo technical reports available
  - Sale Price: \$18.00 PSF



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