

FREEMAN | COMMERCIAL REAL ESTATE

NOVANT HEALTH

HANES MALL

421

421

Country Club Rd.

16,065 VPD

Forsyth Country Club

Your paragraph text

Silas Creek Pkwy.

53,632 VPD

Shaffner Park

FOR SALE

**POTENTIAL OFFICE/RETAIL SITE,
HIGH TRAFFIC GROWTH CORRIDOR**
4830 SILAS CREEK PKWY. | WINSTON-SALEM, NC

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LOCATION

ADDRESS	4830 Silas Creek Pkwy.
CITY, STATE, ZIP	Winston-Salem, NC 27104
COUNTY	Forsyth County

PROPERTY INFORMATION

PIN	6815-38-2360 6815-38-2157 6815-38-1254
ZONING	RS9
LOT SIZE	.99 +/- AC
SALE PRICE	\$225,000

HIGHLIGHTS

- 53,632 VPD - Silas Creek Parkway
- Utilities available
- Location serves as one of the strongest retail and medical/office corridors in Winston-Salem
- Future growth corridor as part of Winston's future land use plan
- Dense surrounding residential neighborhoods with above-average household incomes in western Winston-Salem



DEMOGRAPHICS



TRAFFIC COUNTS

53,632 VPD: Silas Creek Pkwy.



POPULATION

3 mi. - 64,379
5 mi. - 175,300
7 mi. - 259,872



AVG HH INCOME

3 mi. - \$125,287
5 mi. - \$97,389
7 mi. - \$93,925



MEDIAN AGE

38.3

