

TANGLEWOOD CROSSING

5273 US Hwy 158
Advance, NC 27006

36.00385, -80.44135

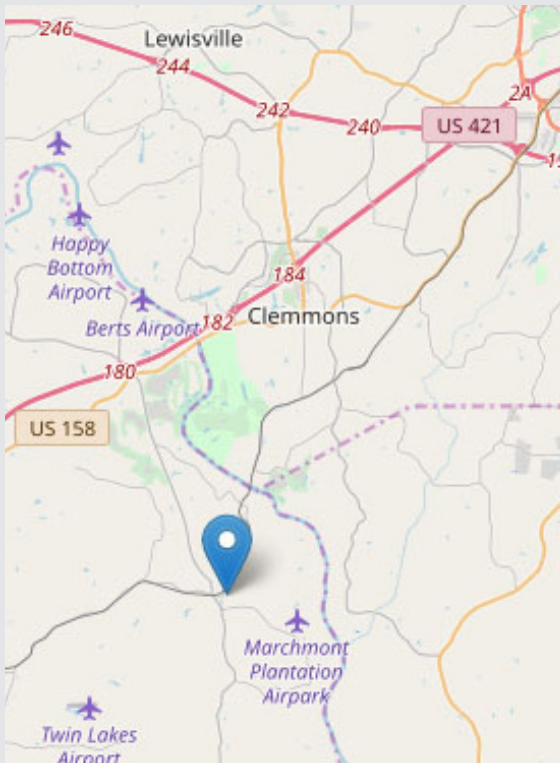


SIZE : 62,925 SF

JOIN RETAILERS

PROPERTY FEATURES

- 1,700 SF space available for lease
- High income area with average HH earning over \$100,000
- 5 minute drive from Winston-Salem Market
- Great tenant mix with restaurants and service use retailers
- Traffic Counts: NC Hwy-801 (16,000 VPD) | I40 (46,000 VPD)



DEMOGRAPHICS – 2024	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	3,570	16,142	39,355
AVG. HOUSEHOLD INCOME	\$103,285	\$117,120	\$111,520
HOUSEHOLDS	1,592	6,632	15,872
POPULATION GROWTH	5.11%	4.30%	5.43%



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UNIT	TENANT	SF
A	Food Lion	33,000
B	ABC	8,450
C	Vape World	1,700
D	Tru Taekwondo Center	3,000
E	Levy Nails	1,410
F	Davie Tavern	2,800
G	Venezia Italian Rest.	3,655
H	Yadtel	3,570
I	Jade Garden	2,550
K	Sam's Ice Cream	2,790
ATM	Wells Fargo	



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