

WALLBURG TOWNE CENTRE

10455 NC Highway 109
Winston-Salem, NC 27107

36.02602, -80.16135

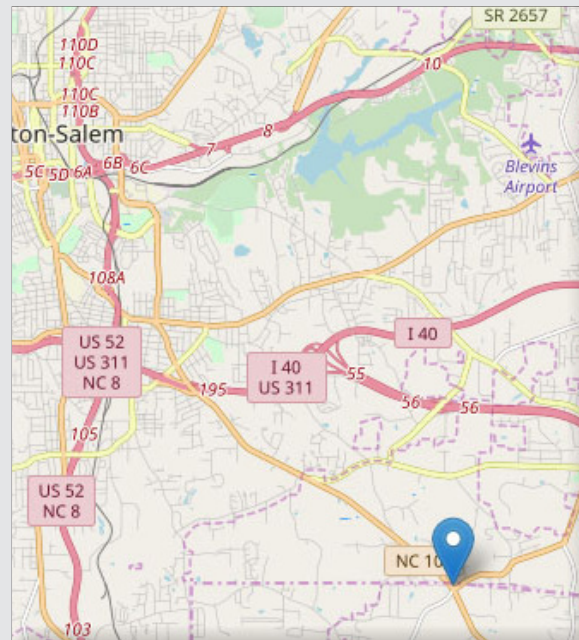


SIZE : 56,359 SF

CO-TENANTS

PROPERTY FEATURES

- 1,590 SF space available for lease
- 1.22 AC outparcel available for ground lease or build to suit
- Anchored by strong performing Food Lion and CVS
- Signalized intersection in rapidly growing Wallburg
- Traffic Counts:
NC Highway 109 (9,800 VPD) &
Gumtree Road (9,300 VPD)



DEMOGRAPHICS – 2024	3 MILE	5 MILES	10 MILES
ESTIMATED POPULATION	16,667	63,904	326,925
AVG. HOUSEHOLD INCOME	\$82,767	\$75,403	\$77,330
HOUSEHOLDS	6,523	23,996	132,445



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UNIT	TENANT	SF
101	China One	1,200
102	Wallburg Tobacco	810
103	AVAILABLE	1,590
104	Food Lion	29,000
105	CVS	8,450
106	The Eye Care Group	2,400
106A	Friendly Nails	1,200
107	Gregory Swartz, DDS	3,508
107A	Novant Health	3,400
108	Subway	1,500
109	Wallburg Grill & Pizzeria	3,300



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