

Reynolda Commons Shopping Center

3508 YADKINVILLE ROAD, WINSTON-SALEM, NC 27106

REDEVELOPMENT OPPORTUNITY

FOR SALE



Reynolda Commons Shopping Center represents a tremendous opportunity to reposition or redevelop a highly visible asset in Winston-Salem, North Carolina. The property is located at the signalized corner of Yadkinville and Reynolda Roads and is in close proximity to Wake Forest University.

MORE INFORMATION ABOUT THIS VALUATION



Tommy Adams

E Tommy@LTPcommercial.com
M 828.719.0738
P 336.724.1715



Ben Bloodworth

E Ben@LTPcommercial.com
M 336.655.1888
P 336.724.1715

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KEY FACTS

50,734

Population



2.36

Average Household Size

34.5

Median Age

\$48,766

Median Household Income

EDUCATION

11%

No High School Diploma



19%

High School Graduate



25%

Some College



45%

Bachelor's/Grad/Prof Degree

BUSINESS



1,372

Total Businesses



20,465

Total Employees

EMPLOYMENT



65%

White Collar



18%

Blue Collar



16%

Services

5.2%

Unemployment Rate

INCOME



\$48,766

Median Household Income



\$32,554

Per Capita Income



\$54,153

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (15.7)

The smallest group: \$150,000 - \$199,999 (5.1)

Indicator ▲	Value	Difference	
<\$15,000	13.3	+0.9	
\$15,000 - \$24,999	11.3	+0.4	
\$25,000 - \$34,999	12.1	+1.0	
\$35,000 - \$49,999	14.1	+0.3	
\$50,000 - \$74,999	15.7	-2.4	
\$75,000 - \$99,999	9.7	-2.3	
\$100,000 - \$149,999	11.6	-0.5	
\$150,000 - \$199,999	5.1	+0.6	
\$200,000+	7.1	+2.1	

3 MILE DEMOGRAPHICS

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LOCATION

Address 3508 Yadkinville Road, Winston-Salem, NC 27106

PROPERTY DETAILS

Property Type	Retail	Building SF ±	73,320	Acres	9.68
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TENANT INFORMATION*

Coppola's Pizza	3,087 SF	Lotus 5 Senses Spa	1,400 SF	H&R Block	2,100 SF
Great China Restaurant	1,400 SF	City Nail	1,400 SF	Park Construction of NC	1,400 SF
\$2.50 Cleaners	1,750 SF	State Employees Credit Union	0 SF		

TAX INFORMATION

Zoning	HB	Tax Pin	6817-27-2202
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PRICING & TERMS

Sales Price	\$3,950,000	Price/Acre	\$408,058	Tax Value	\$5,650,500
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Comments Reynolda Commons Shopping Center represents a tremendous opportunity to reposition or redevelop a highly visible asset in Winston-Salem, North Carolina. The property is located at the signalized corner of Yadkinville and Reynolda Roads and is in close proximity to Wake Forest University.

*INCOME INFORMATION AVAILABLE UPON REQUEST

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

- Tremendous opportunity to reposition or redevelop a highly visible asset in Winston-Salem
- Located at the signalized corner of Yadkinville and Reynolda Roads
- Property is in close proximity to Wake Forest University
- **Sales Price: \$3,950,000**

