

COLLEGE PLAZA

2802-2828 UNIVERSITY PKWY, WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



SHOPPING CENTER SPACE FOR LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail, Strip Center
AVAILABLE SF ±	11,950
LEASE RATE	\$12.00, NNN

DESCRIPTION

Located adjacent to the intersection of the highly trafficked corridors of University Parkway and Coliseum Drive, College Plaza Shopping Center provides great visibility, ample parking, and easy access for retail patrons. The shopping center is also located across the street from the 14,400-seat Laurence Joel Veterans Memorial Coliseum and Truist Field, providing a significant influx of visitors throughout the year. Cotenants include Family Dollar, Subway, and Cricket.



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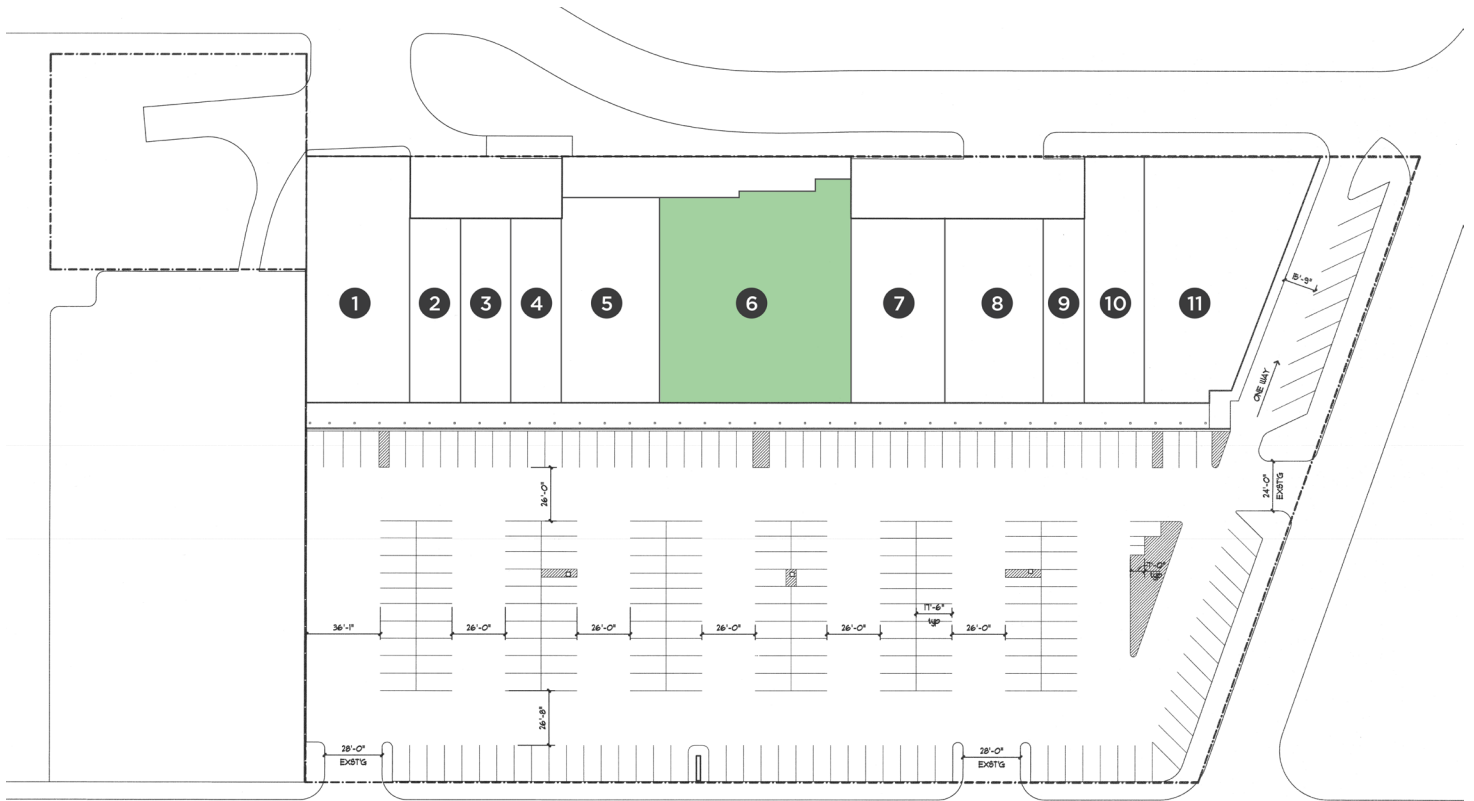
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SITE PLAN

	TENANT	SPACE OCCUPIED
SUITE 1	Family Dollar	±6,070 SF
SUITE 2	Coliseum Internet Center	±2,220 SF
SUITE 3	Jimmy The Greek	±2,220 SF
SUITE 4	Subway	±2,220 SF
SUITE 5	Best Way	±4,480 SF
SUITE 6	<i>Available</i>	<i>±11,950 SF</i>
SUITE 7	No. 1 Chinese	±2,220 SF
SUITE 8	Cricket	±2,220 SF
SUITE 9	Tobacco & Vape	±1,700 SF
SUITE 10	Elizabeth's Pizza	±2,680 SF
SUITE 11	Cash America Pawn	±11,159 SF



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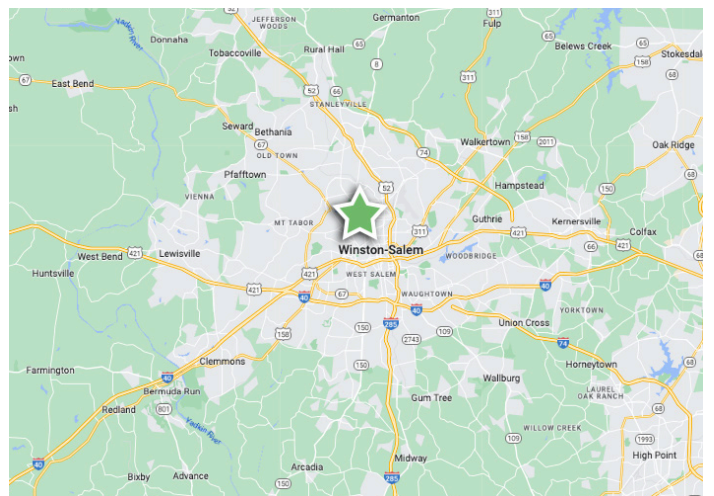
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KEY FEATURES

- ±11,950 SF available
- Open floor plan with additional office and storage
- Dock door access
- Multiple entrances/exits
- 12.5' clear height
- 26,500 VPD
- On grade parking



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PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Strip Center
AVAILABLE SF ±	11,950	PARKING	200 Surface
ZONING	HB		

PRICING & TERMS

LEASE RATE	\$12.00	LEASE TYPE	NNN
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