

REYNOLDA MANOR

2808 REYNOLDA ROAD, WINSTON-SALEM, NC 27106

Linville | Team Partners

COMMERCIAL REAL ESTATE



ANCHOR AVAILABILITY AT NEIGHBORHOOD SHOPPING CENTER

PROPERTY HIGHLIGHTS

PROPERTY TYPE Retail, Shopping Center

AVAILABLE SF ± 960 - 41,899

LEASE RATE Contact Broker For Pricing

LEASE TYPE NNN

DESCRIPTION

Rare opportunity to occupy anchor space along Reynolda Road's highly trafficked retail corridor, featuring VPD of nearly 30,000. Reynolda Manor Shopping Center provides ample parking, established mix of national and local tenants, and ease of access at a signalized intersection. Poised for significant traffic, there is a daytime population over 200,000 in a 5-mile radius, including Wake Forest University's 9,000 students and 6,500 faculty and staff within just 1 mile.



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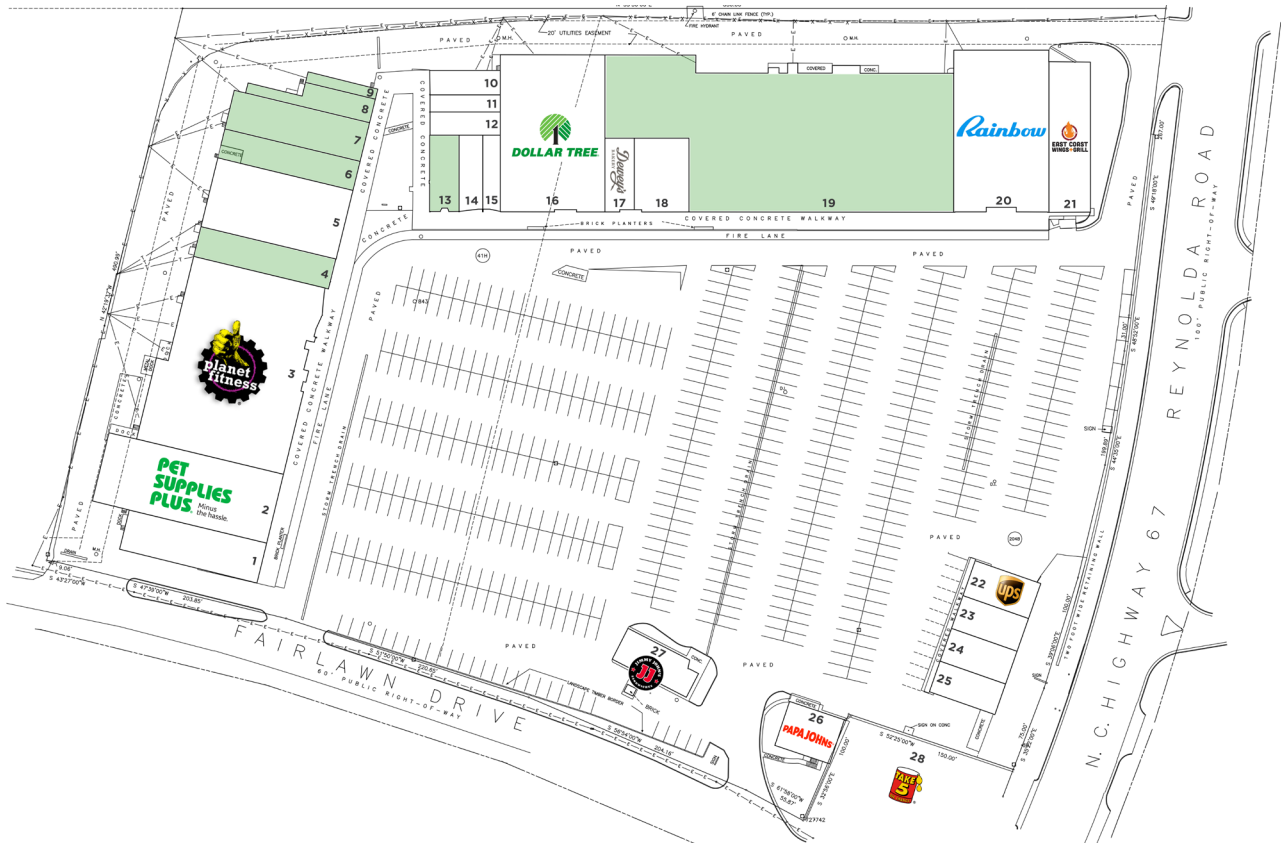
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SITE PLAN

TENANT	SPACE OCCUPIED	TENANT	SPACE OCCUPIED
SUITE 1 Camel City Cleaners	±4,331 SF	SUITE 16 Dollar Tree	±12,195 SF
SUITE 2 Pet Supplies Plus	±10,220 SF	SUITE 17 Dewey's	±1,553 SF
SUITE 3 Planet Fitness	±20,508 SF	SUITE 18 Stratus Smoke & Vape	±2,443 SF
SUITE 4 Available	±2,400 SF	SUITE 19 Available	±41,889 SF
SUITE 5 Tiger Kim's	±7,200 SF	SUITE 20 Rainbow Apparel	±11,410 SF
SUITE 6 Available	±2,046 SF	SUITE 21 East Coast Wings	±4,680 SF
SUITE 7 Available	±4,252 SF	SUITE 22 The UPS Store	±1,886 SF
SUITE 8 Available	±1,840 SF	SUITE 23 My Nails	±1,714 SF
SUITE 9 Available	±960 SF	SUITE 24 Playa Azul	±1,800 SF
SUITE 10 Dance Studio	±1,292 SF	SUITE 25 Laundry	±1,800 SF
SUITE 11 Brent's Shoe Repair	±923 SF	SUITE 26 Papa Johns	±2,000 SF
SUITE 12 Uptown Doggie Doos	±1,261 SF	SUITE 27 Jimmy John's	±2,160 SF
SUITE 13 Available	±1,670 SF	SUITE 28 Take5	±0.39 Acres
SUITE 14 Kotta Japanese Grill	±1,343 SF	SUITE 29 Tarheel Railroad	Offices
SUITE 15 Aerus Electrolux	±1,015 SF	SUITE 30 Triad Cleaning Crew	±550 SF

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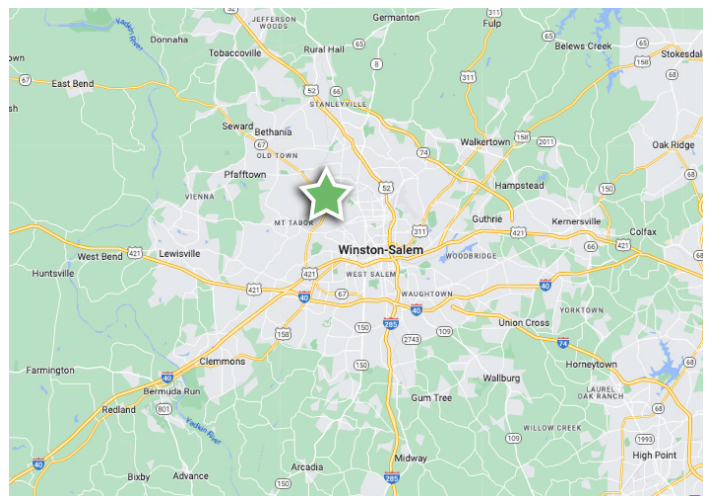
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KEY FEATURES

- ±960 - 41,889 SF available
- Former Lowes Foods location features ±41,889 SF and approx. 18.5' clear height
- New electronic signage and freshly painted exterior
- Potential to connect adjacent vacancies
- Dock door access
- Multiple entrances/exits and 28,000 VPD
- Ample on-grade parking



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,489	58,637	149,559
AVERAGE HH INCOME	\$85,993	\$120,869	\$113,415
DAYTIME POPULATION	6,974	61,724	205,432

PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Shopping Center
AVAILABLE SF ±	960 - 41,899	PARKING	5/1,000 SF
BUILDING SF ±	153,343	ZONING	HB - Highway Business

PRICING & TERMS

LEASE RATE	Contact Broker For Pricing	LEASE TYPE	NNN
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