

WALLBURG TOWNE CENTRE

10455 NC Highway 109
Winston-Salem, NC 27107

36.02602, -80.16135

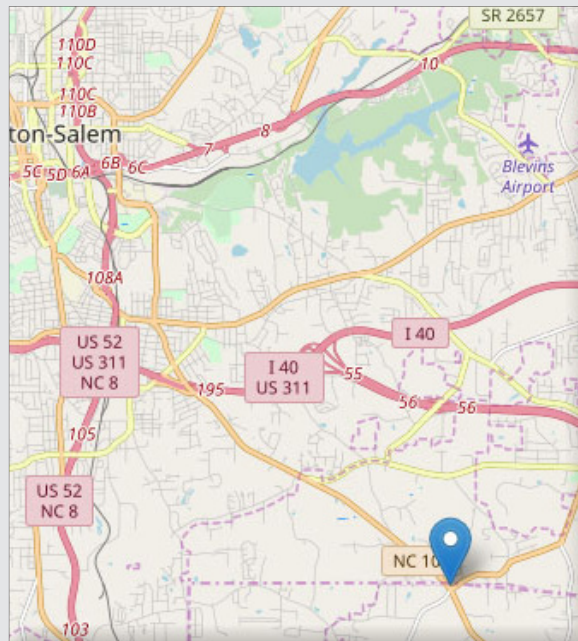


SIZE : 56,359 SF

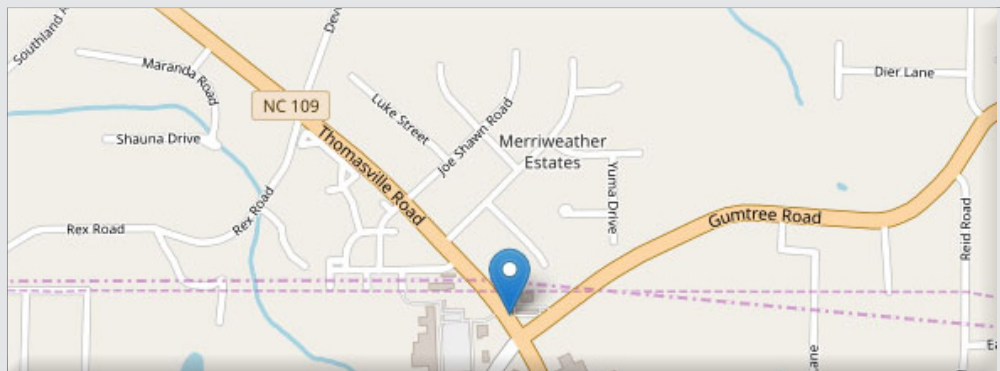
PROPERTY FEATURES

- 810 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)

CO-TENANTS



DEMOGRAPHICS – 2023	3 MILE	5 MILES	10 MILES
ESTIMATED POPULATION	17,391	63,589	321,051
AVG. HOUSEHOLD INCOME	\$75,860	\$66,353	\$71,178
HOUSEHOLDS	6,442	23,301	128,402



Martin Cook

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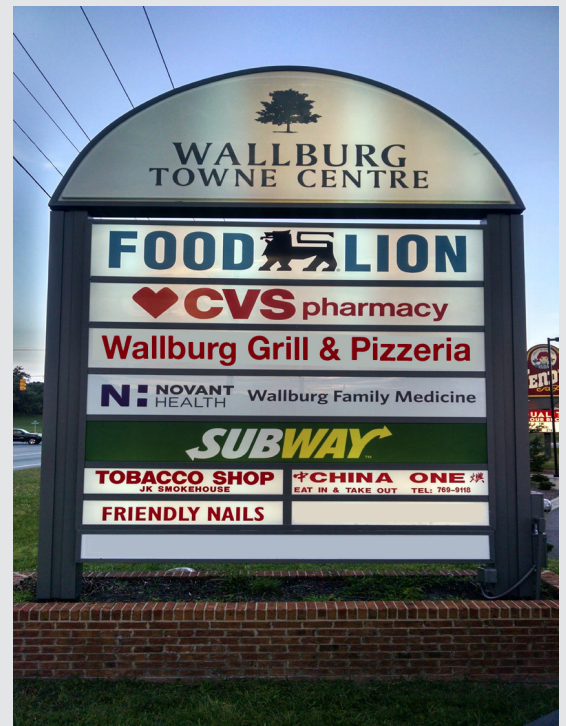
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MANAGEMENT GROUP
Innovative Retail Property Solutions

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UNIT	TENANT	SF
101	China One	1,200
102	AVAILABLE	810
103	Whiskey Rose Botique	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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