

M E R I D I A N

147 S. Cherry Street, Suite 200 | Winston-Salem, NC 27101 | p 336.722.1986 | f 336.723.3173

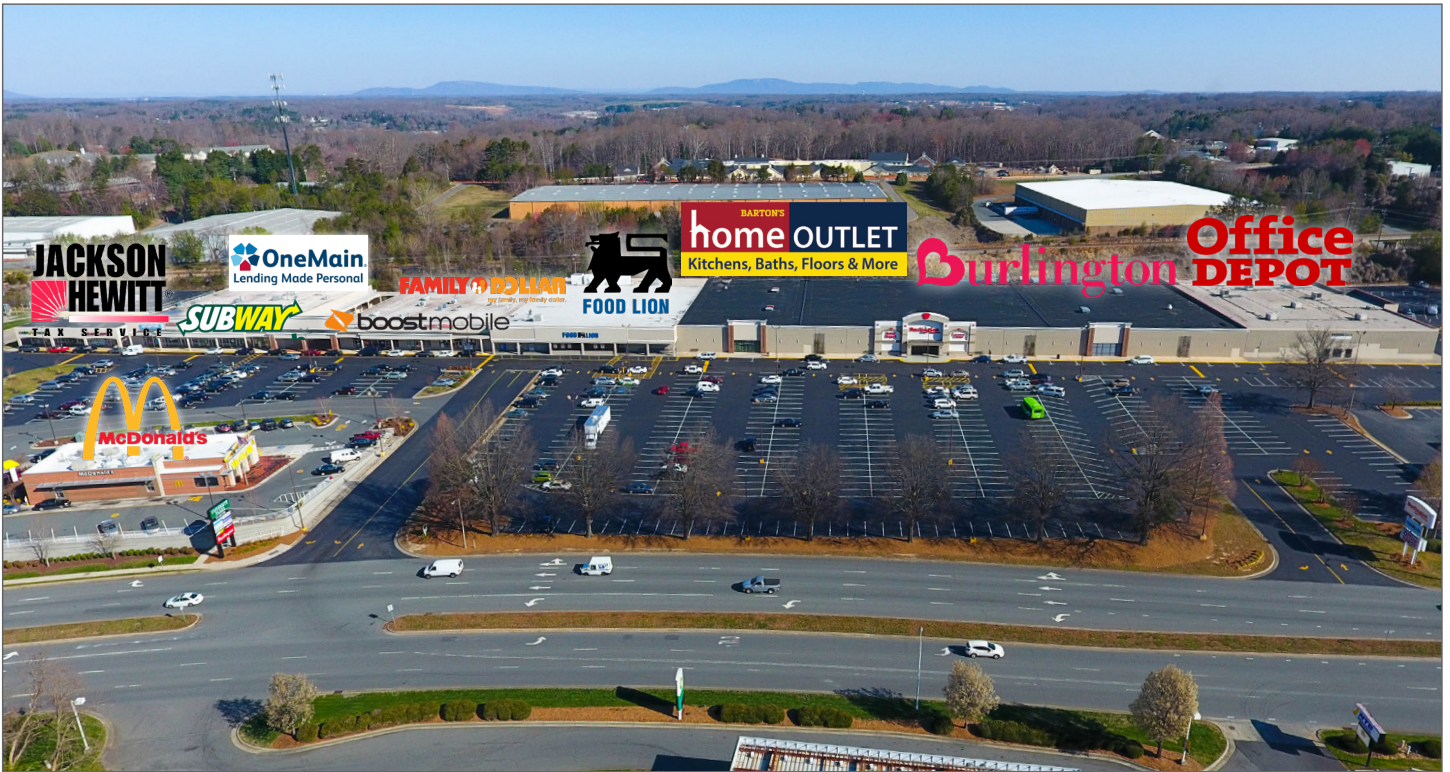
Food Lion/Burlington Coat/Office Depot

# University Plaza

7760 N. Point Boulevard, Winston-Salem, NC 27106

GLA: 215,854± SF

TYPE: Community Center



Join Food Lion, Burlington Coat Factory, Office Depot, and now Barton's Home Outlet at the newly renovated University Plaza Shopping Center located at the intersection of North Point Boulevard (Silas Creek) and University Parkway. 2016 traffic study labeled this the busiest intersection in the Triad, hosting 70,000± VPD. University Plaza has great access from multiple points, adjacent to Wake Forest Univeristy, and is centrally located in Winston-Salem, NC. New improvements to the center including a new façade, lighting, and landscaping. A must see to fully appreciate.

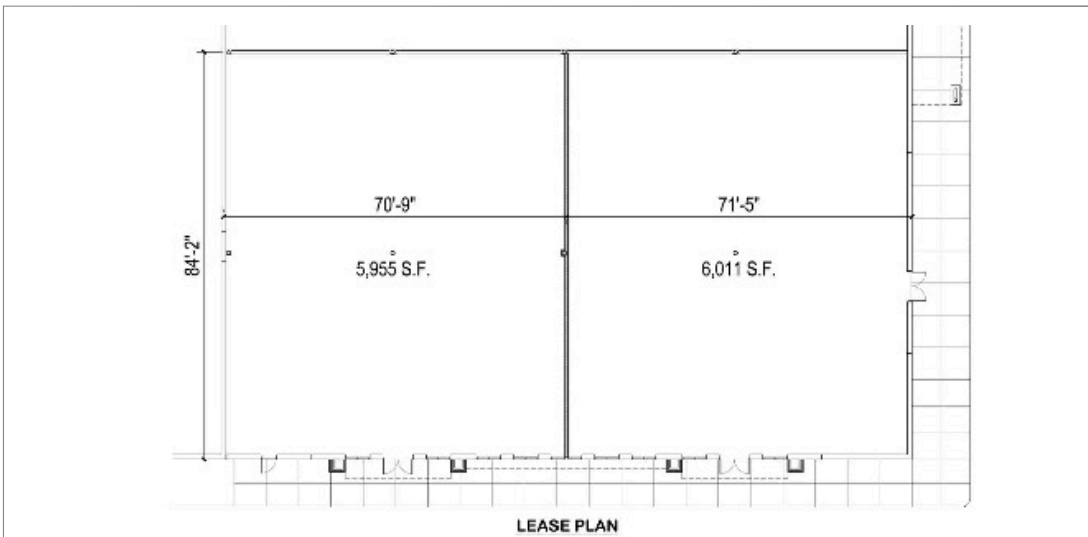
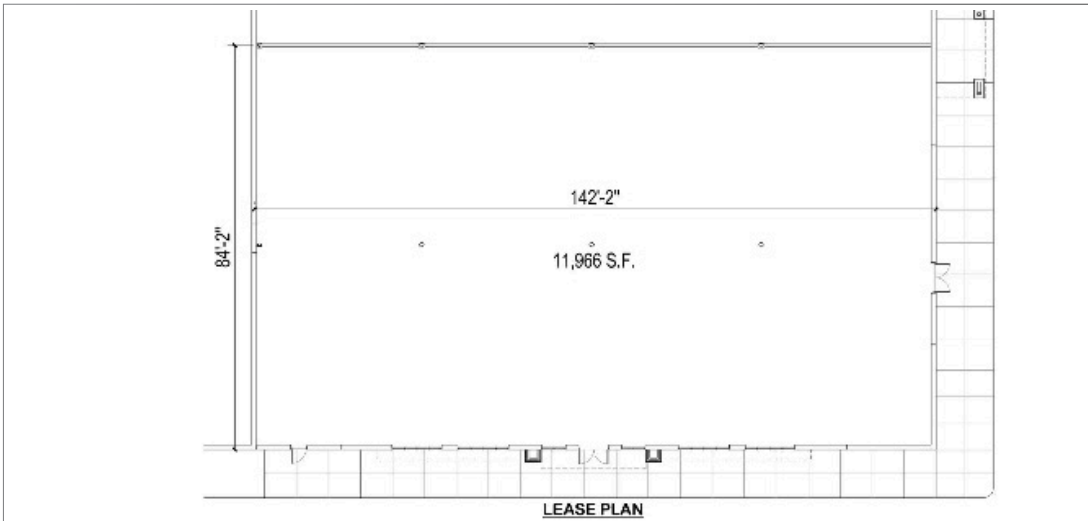
**FOR LEASE**      **\$12.00/SF NNN**  
 (\$2.63 PSFTICAM)

For More Information  
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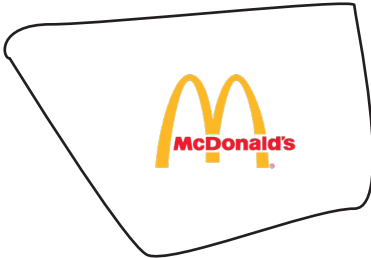
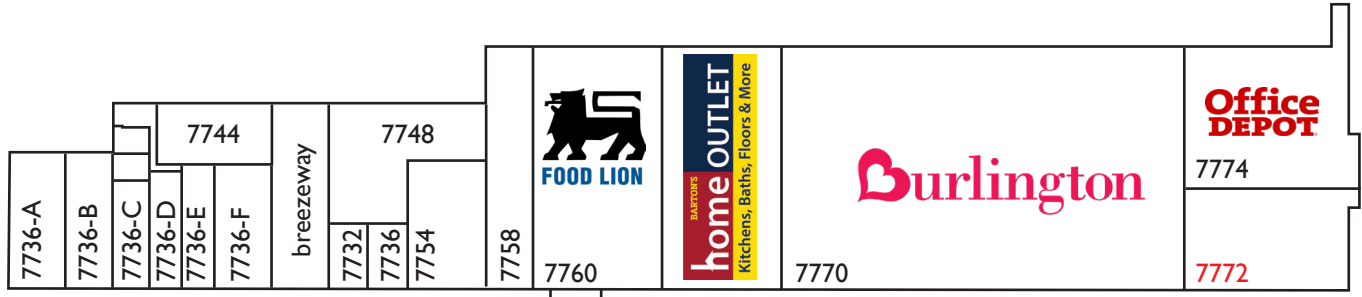
**Spencer T. Bennett**  
 Spencer@meridianrealty.com | 336.480.2327

Demographics	1 mi	3 mi	5 mi
Population	10,093	54,945	123,014
Average HH Income	\$35,566	\$57,112	\$64,894
Households	5,029	21,501	49,776
Traffic Counts	35,000 CPD on North Point Blvd 32,000 CPD on University Pkwy		

RENDERING FOR SUITE 7772

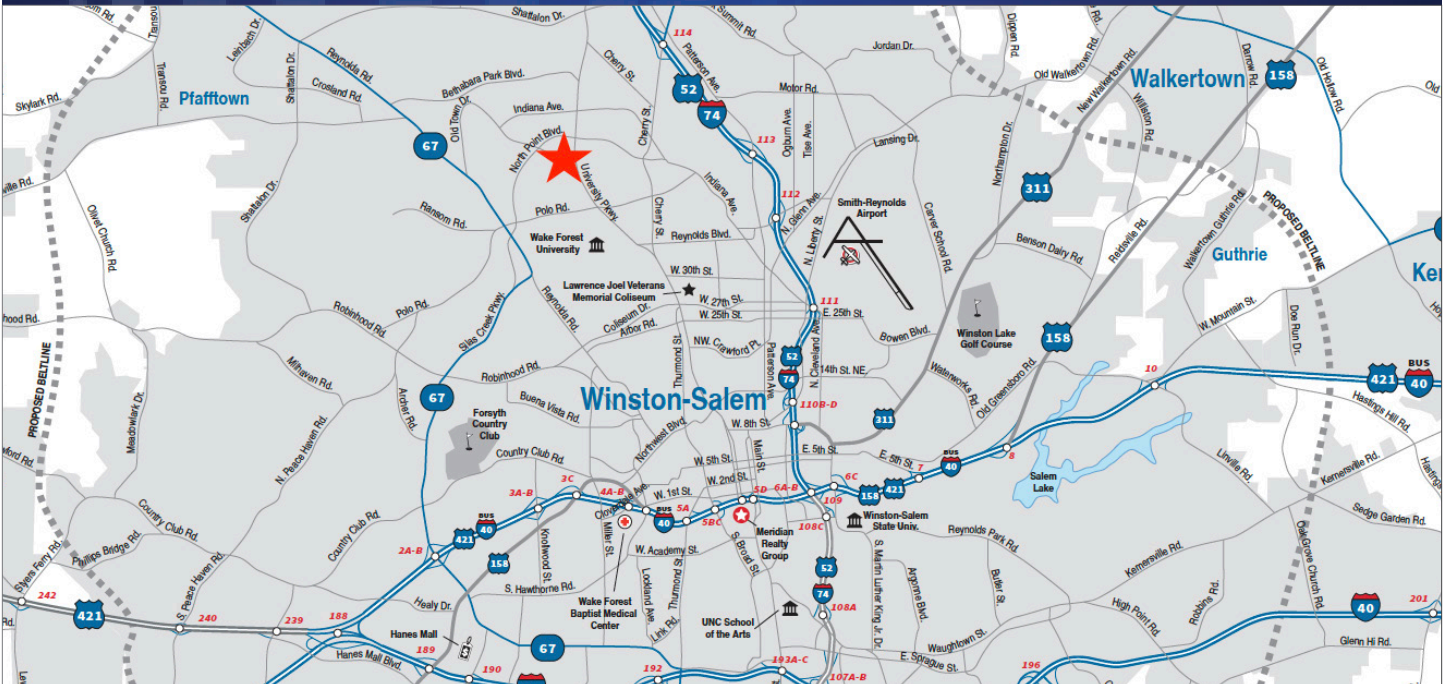


SITE PLAN



NO.	Tenant	SF	NO.	Tenant	SF	NO.	Tenant	SF
7736-A	Cash Pawn Now	5,673± SF	7744	Adaptables	3,918± SF	7758	Family Dollar	8,640± SF
7736-B	Beauty Touch	4,746± SF	7748	Center for Creating Opportunities	6,742± SF	7760	Food Lion	31,500± SF
7736-C	Jackson Hewitt Tax	2,322± SF	7752	Tobacco Shop	1,386± SF	7770	Burlington Coat Factory	73,248± SF
7736-D	Asian Bistro	2,705± SF	7754	One Main Financial	1,460± SF	7772	AVAILABLE	5,955-11,969± SF
7736-E	Subway	2,851± SF	7756	Advance America	2,812± SF	7774	Office Depot	18,031± SF
7740	Carolina Beauty College	6,138± SF				7766	Barton's Home Outlet	21,000± SF

LOCATION MAP



AERIAL



Business Demographics			
	1 mile	3 mile	5 mile
Total Businesses:	423	2,131	5,799
Total Employees:	5,556	34,309	102,996

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