

FORMER BANK BRANCH

Silas Creek Crossing - 3208 Silas Creek Pkwy, Winston-Salem, NC 27103

EXECUTIVE SUMMARY



DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
2020 Population Density	6,772	68,599	161,534
2020 Daytime Population	16,919	99,991	193,123
2020 Average HH Income	\$63,001	\$74,258	\$73,388



LOCATION OVERVIEW

Outparcel to a 205,240 SF shopping center anchored by Marshalls and Burlington. Located on the primary retail corridor of Winston-Salem, Hanes Mall Blvd, within 2 miles of 3 million SF of retail

PROPERTY HIGHLIGHTS

- Most uses will be considered including restaurant, medical, retail, or another bank
- High profile super regional location across from the 1.5 million SF Hanes Mall
- 4,675 sf former bank branch available for lease or redevelopment
- Across the street from Novant Health Forsyth, 921-bed hospital, the largest hospital in the Novant Health system
- Traffic Counts: Silas Creek Pkwy - 28,000 AADT; Hanes Mall Blvd - 23,500 AADT

EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Anchor 1	Burlington	45,000 SF	14-15	Ssalefish Comics	2,834 SF	31-32	Cato	4,000 SF
Anchor 2	Available	27,588 SF	16	Available	1,034 SF	33-34	AVAILABLE	4,000 SF
Anchor 3	Marshalls	27,911 SF	17	Nail Trix	1,000 SF	35-36	Iora Health	6,000 SF
1-3	Available	6,000 SF	18-19	Weight Watchers	2,000 SF	37-38	Elizabeth's Restaurant	4,000 SF
4	Dental Works	2,456 SF	20	Out Wig Boutique	1,000 SF	39-40	Men's Wearhouse	0 SF
5	Liberty Tax Service	2,456 SF	21	Available	1,000 SF	41-46	Vision Works	7,005 SF
6	Peking Restaurant	1,400 SF	22	Available	1,000 SF	47-50	Genghis Grill	4,378 SF
7	Edible Arrangements	1,400 SF	23-24	Available	4,025 SF	51-52	KidSpot	1,965 SF
8	Intrex	1,400 SF	25	Tiger Tea	1,375 SF	53	Ellie Ray Boutique	1,000 SF
9	Supercuts	1,400 SF	26	Earshot	1,356 SF	54	Games Workshop	1,000 SF
10	Available	1,400 SF	27-28	Destination XL	8,343 SF	OP-1	Available	4,675 SF
11	Perfect Brow Art	1,400 SF	29-30	Uptown Cheapskates	5,100 SF	OP-2	Kickback Jacks	6,941 SF
12-13	Cricket Communications	2,800 SF						

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