



# MILLER HATCHER

COMMERCIAL REAL ESTATE

6117-6131 University Pkwy. Winston-Salem, NC 27105

FOR SALE



- Three lots totaling 3.8 ± Acres
- Excellent location for Retail, Restaurants, Personal and Professional Services, subject to rezoning
- Near Hanes Mill Road, Walmart Super Center, and Sam's Club
- Easy Access to US-52/Future Northern Beltway and I-74 Interchange
- University Dr. Interchange is open



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FOR SALE



Northern Beltway/ I-74

- Includes University Pkwy, on-off ramps
- \$84 Million Project
- Completion 2021

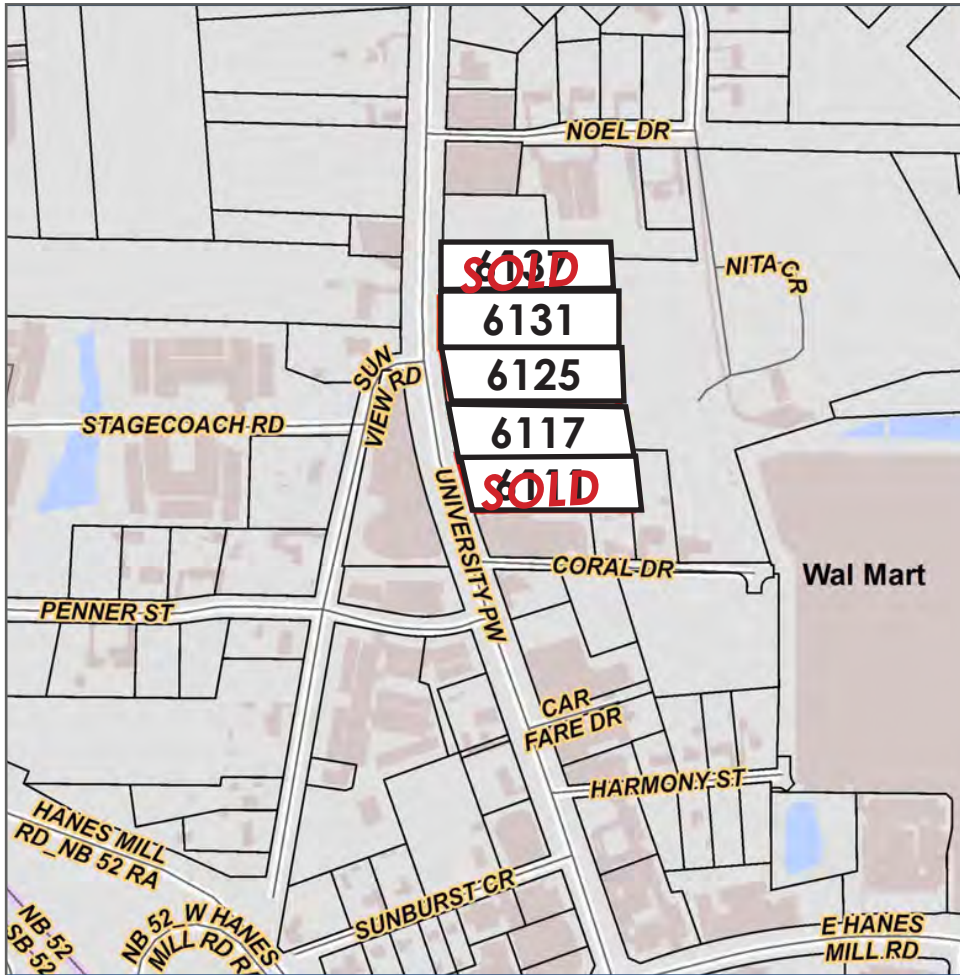
Hanes Mill Rd. Widening

- Widening & longer turn lanes at intersection of Hanes Mill and University Pkwy
- \$12.52 Million Project
- Construction starting 2019



6117-6131 University Pkwy. Winston-Salem, NC 27105

FOR SALE



3 Lots Available  
3.8 ± Acres

- 6131 University Pkwy  
1.27 Acres - \$431,250
- 6125 University Pkwy  
1.57 Acres - \$448,500
- 6117 University Pkwy  
.96 Acres - \$315,500

All lots are subject to rezoning

Demographics	1 Mile	3 Miles	5 Miles
Population	2,680	30,233	75,102
Households	1,008	12,021	29,133
Median Disposable Income	33,316	33,348	34,836
Per Capita Income	18,927	21,099	24,003

Average Daily Traffic Count: 20,000 (2015)

Source: Winston-Salem DOT



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## LOCATION

Address	6117 - 6131 University Parkway				
City	Winston-Salem	Zip	27105	County	Forsyth

## PROPERTY DETAILS

Property Type	Land	Acres ±	6.03	Dimensions ±	Vary
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## UTILITIES

Electrical	Duke Energy	Sewer	City	Water	City
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## TAX INFO

Zoning	RS-9				
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## PRICING

Price	See Comments				
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## COMMENTS

3 parcels comprising 3.8 acres on the market for sale. Ideal commercial development site, 1,200 feet from Northern Beltway Interchange. All parcels subject to rezoning. 6117 University has UST. 6125 and 6131 have outside storage tanks.

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