

Christopher Commercial

**Restaurant / Retail
Now Pre Leasing
Whitaker Village
Winston-Salem, NC**



PROPERTY HIGHLIGHTS

- Now Pre-Leasing four multi-tenant retail buildings totaling 28,400 SF with two drive-through opportunities
- Prime Retail and Restaurant space with patios for outdoor dining
- Rate: \$27.00 PSF plus TICAM estimated at \$3.50 PSF
- Tenant Improvement Allowance: \$50 PSF
- Part of a dynamic mixed use project with 314 apartments and future hotel
- Breaking ground in early 2021 with delivery in early 2022
- Close proximity to Wake Forest University and only 3 miles to downtown.
- Located in the heart of Whitaker Park. For more information go to www.whitakerpark.com.



LEARN MORE ABOUT THIS PROPERTY



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1080 West Fourth Street | Winston-Salem, NC 27101
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WHITAKER VILLAGE
CONCEPTUAL SITE PLAN



TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

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TRAFFIC COUNTS

Intersection	Cars per Day
University Parkway at Reynolds Blvd	24,500
University Parkway at Coliseum	26,500
Perimeter Point Drive NE at Indiana Ave	17,000
Akron Drive W at Indiana Ave	22,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,211	43,470	106,299
Average Household Income	\$40,056	\$50,419	\$54,384

Christopher Commercial makes no warranty or representation to the accuracy of the information contained herein.
The information is deemed to be reliable, however, is subject to verification prior to purchase or lease.

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Whitaker Village

Whitaker Village is a proposed dynamic mixed use project in Winston Salem, NC. It is strategically located across from Wake Forest University football stadium and less than a mile from the campus which is home to 7500 students. It is also close to several nice neighborhoods. The overall plan includes 314 apartments, hotel, and retail space. The initial phase consists of 164 loft apartments in the historic RJ Reynolds Tobacco buildings. These should be completed by the end of 2021. Phase II will include approximately 25,000 SF of retail space with two to three restaurants. The final phase calls for a hotel and the addition of another 150 residential units.

Whitaker Park

From 2015-17, RJ Reynolds donated approximately 120 acres of prime commercial and industrial land, along with buildings totaling ~ 1.7 million square feet to Whitaker Park Development Authority. WPDA's goal is to facilitate growth and economic diversification by recruiting new businesses to Winston-Salem and Forsyth County. Current businesses on location are Hanesbrands Inc. and the Forsyth County School System. Wilson Cook will bring 700 employees to Whitaker Park. Across the street in University Corporate Center are PepsiCo, Alight Solutions, and Wake Forest University. For more info, visit: www.whitakerparknc.com



Whitaker Village is strategically located near Wake Forest University. The private university was founded in 1834 and enrolls over 8,000 students coming from throughout the United States and over 50 foreign countries.

WINSTON-SALEM, NORTH CAROLINA

Near Greensboro (30 MI.) | Charlotte (80 MI.) | Raleigh (100 MI.)

Winston-Salem, known as City of the Arts and Innovation, has a population of 246,000 with close proximity to several major cities. Wake Forest University, University of North Carolina School of the Arts, Salem College, and Winston-Salem State University are all located within the city where the median home price is \$152,000 and a median household income of \$50,054. Residents enjoy the low cost of living, comfortable climate, and a growing Downtown scene.