



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

6235 University Parkway

Winston-Salem, NC 27105

Development Opportunity



Traffic Count

University Parkway	14,000 VPD
Stanleyville Drive	6,800 VPD
US Hwy 52	46,000 VPD

Great development opportunity on University Parkway between US Hwy 52 and the future Winston-Salem Northern Beltway Loop. Adjacent to Advance Auto Parts. Strong visibility and accessible from both University Parkway and Stanleyville Drive. Convenient access to US HWY 52.

For More Information:

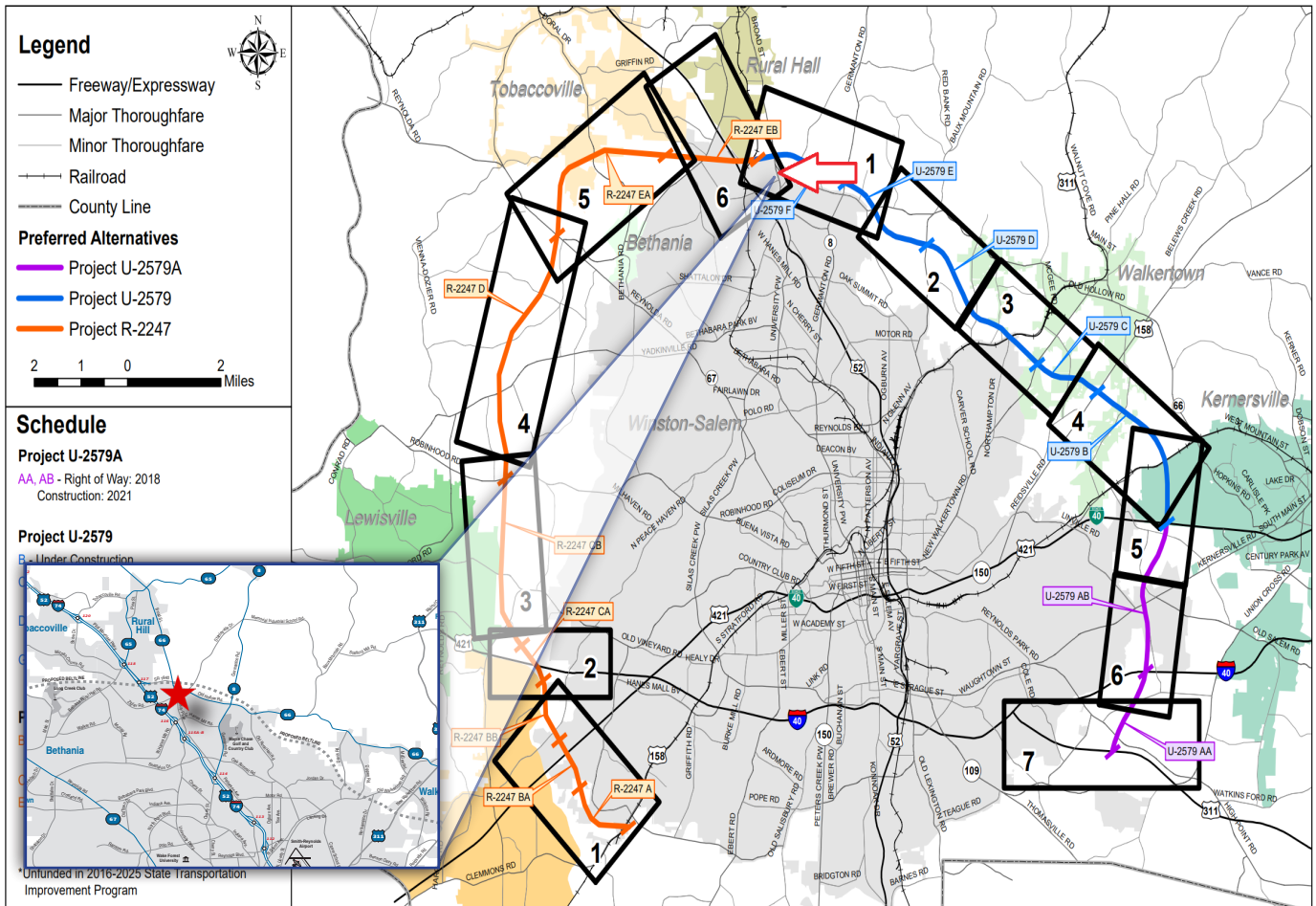
Gabe Chrysson

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SALE/LEASE

WWW.MERIDIANREALTY.COM

WINSTON-SALEM NORTHERN BELTWAY

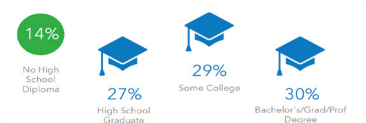


- 2.26± AC
- Between US Hwy 52 & future W-S Northern Beltway Loop
- Adjacent to Advance Auto Parts
- Lease Rate Negotiable
- Sales Price: \$525,000.00

KEY FACTS



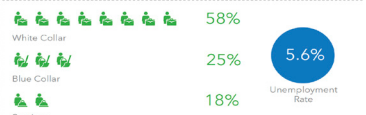
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (19.1%)
The smallest group: \$150,000 - \$199,999 (3.0%)

Indicator	Value	Difference
<\$15,000	13.7%	+1.3%
\$15,000 - \$24,999	11.9%	+1.0%
\$25,000 - \$34,999	14.0%	+2.9%
\$35,000 - \$49,999	15.8%	+2.0%
\$50,000 - \$74,999	19.1%	+1.0%
\$75,000 - \$99,999	10.0%	-2.6%
\$100,000 - \$149,999	9.5%	-2.6%
\$150,000 - \$199,999	3.0%	-1.9%
\$200,000+	3.2%	-1.8%

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