

FREEMAN | COMMERCIAL REAL ESTATE



FOR LEASE

1,200 SF RETAIL AVAILABLE, WELL ESTABLISHED FOOD LION
ANCHORED NEIGHBORHOOD CENTER
HICKORY TREE CROSSING | WINSTON-SALEM, NC

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LOCATION

ADDRESS	12201 N NC Hwy 150, Suite 4
CITY, STATE, ZIP	Winston-Salem, NC 27127
COUNTY	Davidson County

PROPERTY INFORMATION

ZONING	Highway Commercial
AVAILABLE SF	1,200 +/- SF
BUILDING SIZE	73,601 +/- SF
LEASE TYPE	NNN
LEASE RATE	\$18.00/PSF, \$2.50/PSF TICAM

- + 1,200 sf open floor space available
- + Highly visible site with easy access and multiple entrances

Traffic Count Hwy 150: **24,393 VPD**
 Traffic Count Old Salisbury Rd.: **12,343 VPD**

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DEMOGRAPHICS



POPULATION
 3 mi. - 28,272
 5 mi. - 71,694
 7 mi. - 151,788



AVG. HH INCOME
 3 mi. - \$92,728
 5 mi. - \$82,716
 7 mi. - \$86,409



MEDIAN AGE
 3 mi. - 39.4
 5 mi. - 38.8
 7 mi. - 39



TOTAL HOUSEHOLDS
 3 mi. - 11,507
 5 mi. - 30,051
 7 mi. - 64,559



B
BIGGBY
COFFEE

WINGSTOP

DUNKIN'
DONUTS

DOMINO'S

FOOD LION

AUTOZONE

SUBWAY

TRU

TACO BELL

FIRST NATIONAL BANK

24,393 VPD

12,343 VPD

Hwy 150/Peters Creek Pkwy.

Old Salisbury Rd.



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