

COLLEGE VILLAGE  
COMMONS  
WS NC



BUIE'S MARKET

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CONTACT FOR DETAILS  
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## PROPERTY OVERVIEW

# COLLEGE VILLAGE COMMONS

Retail space available for lease in the heart of the Buena Vista neighborhood in Winston-Salem, NC. The building has been purchased by an experienced developer and will be undergoing interior and exterior improvements. This is an excellent opportunity adjacent to neighborhood staples like the Diamondback Grill and Buie's Market.

## PROPERTY DETAILS

**Address** 753 N. Avalon Road | Winston-Salem, NC 27104

**Square Footage** +/- 1,600 - 3,800 SF Available for Lease  
\*Can be combined

**GLA** 17,450 SF

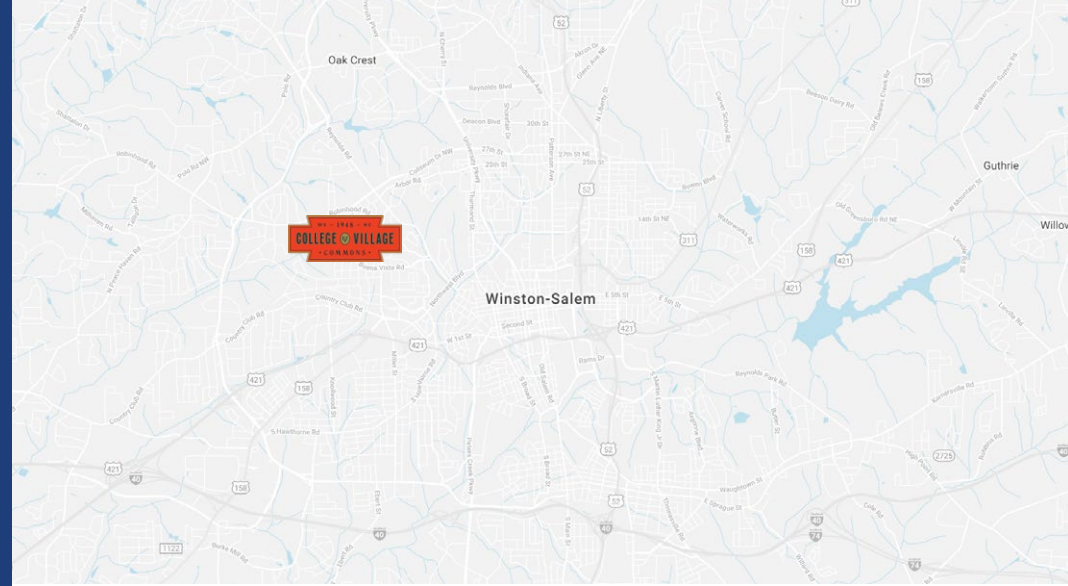
**Use** Retail

**Year Built** 1948

**Parking** 79 parking spaces

**Traffic Counts** Robinhood Rd | 12,000 VPD

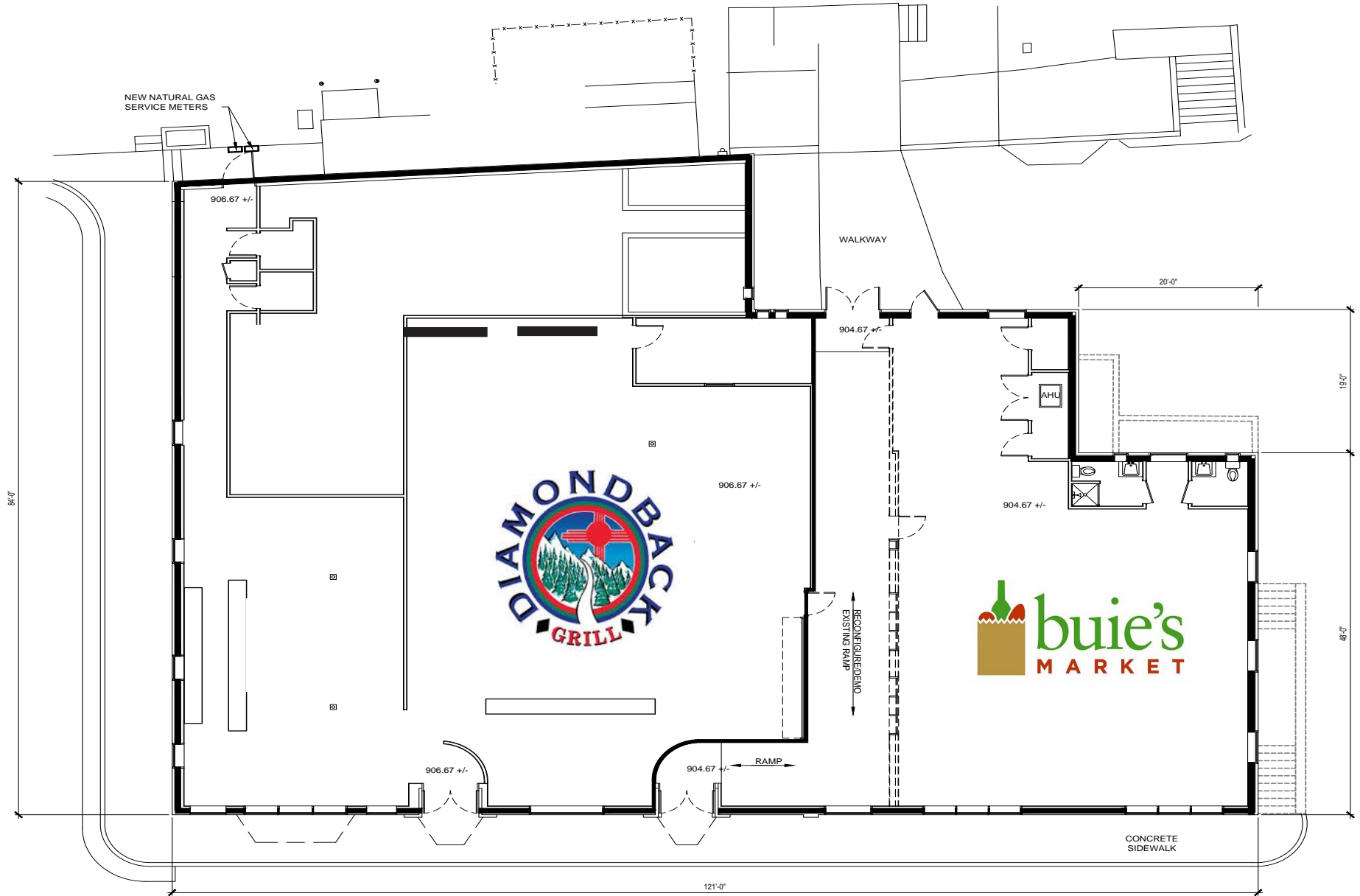
**Lease Rate** Call for Leasing Details



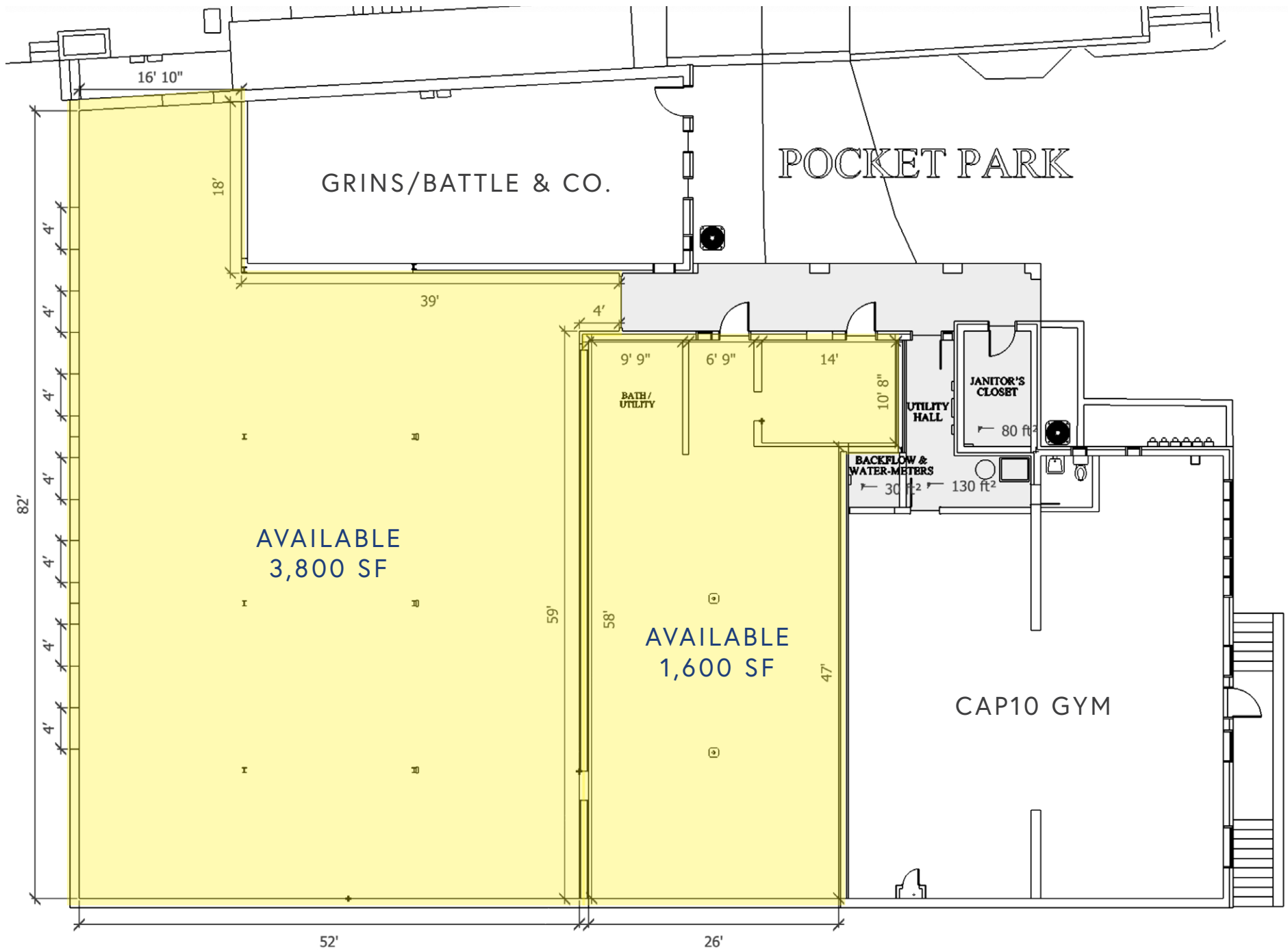
## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	5,855	71,849	176,779
Avg. Household Income	\$189,037	\$81,605	\$71,329
Median Household Income	\$134,760	\$45,659	\$42,183
Households	2,402	30,676	72,981
Daytime Employees	1,115	85,684	128,365

UPPER LEVEL - FULLY LEASED



LOWER LEVEL - AVAILABLE SPACE





# BUENA VISTA WINSTON-SALEM

This sophisticated neighborhood, west of the West End neighborhood with Italian Renaissance and Tudor-style mansions, is home to the work of many famed architects, including Charles Barton Keen. The streets are lined with sidewalks and large oaks. Points of interest include Reynolds Auditorium, Historic Reynolda House Museum of American Art, Reynolda Village, Diamond Back Grill and 1703 Restaurant. Buena Vista's neighborhood name is Spanish for "beautiful view", and it is certainly true.







67

12,000 VPD

14,000 VPD

**SITE**

**Buena Vista Neighborhood**

Whitaker Elementary  
605 Students

RJ Reynolds High School  
1,740 Students

St. Leo Catholic School  
244 Students

Wiley Magnet Middle School  
627 Students



Country Club Rd

W 1st St





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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.