

FOR LEASE

Retail 24/7.

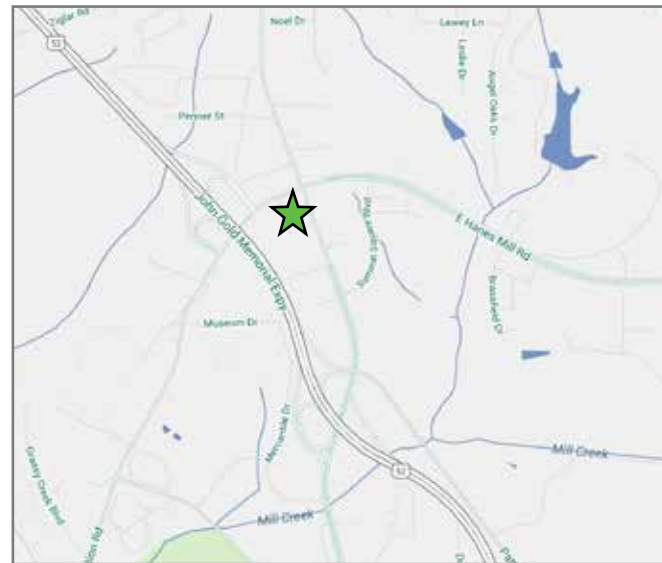
# RESTAURANT PROPERTY

5990 UNIVERSITY PKWY | WINSTON-SALEM, NC



## FEATURES

- 3,035 SF free standing building on .80 acres
- Currently operating as a Pizza Hut
- Lease Rate: \$20.00 NNN
- Close proximity to Hwy 52 and Hanes Mall Blvd
- Nearby retailers include Wal-Mart, Lowe's Hardware, Home Depot, Staples, and various restaurants



FOR MORE INFORMATION PLEASE CONTACT:

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## 2014 Estimated Demographics

	1 mile	3 miles	5 miles
POPULATION	3,070	32,914	76,926
AVERAGE HOUSEHOLD INCOME	\$52,709	\$47,682	\$55,754
AVERAGE NUM OF HOUSEHOLDS	1,273	13,412	30,303
EMPLOYEES	1,413	14,690	33,327

## 2011 Traffic Counts

University Pkwy	18,000 vpd
E Hanes Mill Rd	17,000 vpd

Source: NCDOT 2011

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