

RETAIL PROPERTY FOR LEASE

HARPER HILL COMMONS

5049 COUNTRY CLUB ROAD, WINSTON SALEM, NC 27104



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,147 - 3,745 SF
Lease Rate:	Please call
Lease Type:	NNN (\$4.22 plus water)
Lot Size:	9.5 Acres
Building Size:	96,914 SF
Traffic Counts:	17,000 VPD (Country Club Rd @ Subject Entrance)
	16,000 VPD (0.08 mi.- Country Club Rd @ S. Peace Haven Rd)

PROPERTY OVERVIEW

Harper Hill Commons is a 96,914-square foot shopping center located on Country Club Road in Winston-Salem.

PROPERTY HIGHLIGHTS

- Harris Teeter anchored
- Co-tenants: Novant Health, 9 Round, Oakes Animal Hospital, Manpower, Kimono Japanese Restaurant
- Excellent visibility
- Three points of ingress and egress in high growth corridor

SITE PLAN

1	AVAILABLE	3,027 SF	14	MAC & NELLI'S	4,000 SF
2	MASTER KEY REALTY	1,067 SF	15	9 ROUND	1,164 SF
3	MANPOWER	1,253 SF	16	SCORE MORE SPORTS	1,052 SF
4	OAKES ANIMAL HOSPITAL	2,753 SF	17	AVAILABLE	1,168 SF
6A	NOVANT HEALTH	4,000 SF	18	18 MALAYSIA	2,111 SF
6	AVAILABLE	2,308 SF*	19	STATE FARM INSURANCE	1,470 SF
7	BLISS NAILS	1,634 SF	20	REGIONAL FINANCE	1,586 SF
8	KIMONO JAPANESE	3,600 SF	21	PAPA JOHN'S	2,174 SF
9	AVAILABLE	2,305 SF	22	AVAILABLE	3,745 SF
10	MONTE DE REY	3,500 SF	23	INNER STRENGTH PILATES	3,687 SF
11	AVAILABLE	2,000 SF	25	AVAILABLE	1,147 SF
12	ELEGANT TRESSES	1,100 SF	26	ART GALLERY	1,451 SF
13	CATHA KARATE	2,092 SF	27	HARRIS TEETER	41,520 SF



COUNTRY CLUB RD 17,000 VPD



ARBORS APARTMENTS



OLLIE'S *Bargain* **OUTLET**

HARPER HILL COMMONS



Harris Teeter
Your Neighborhood Food Market



State Farm

VINEYARD PLAZA



AutoZone



COUNTRY CLUB RD



US-421

U-HAUL
AUTHORIZED DEALER



SUBWAY

CARmax

Walmart



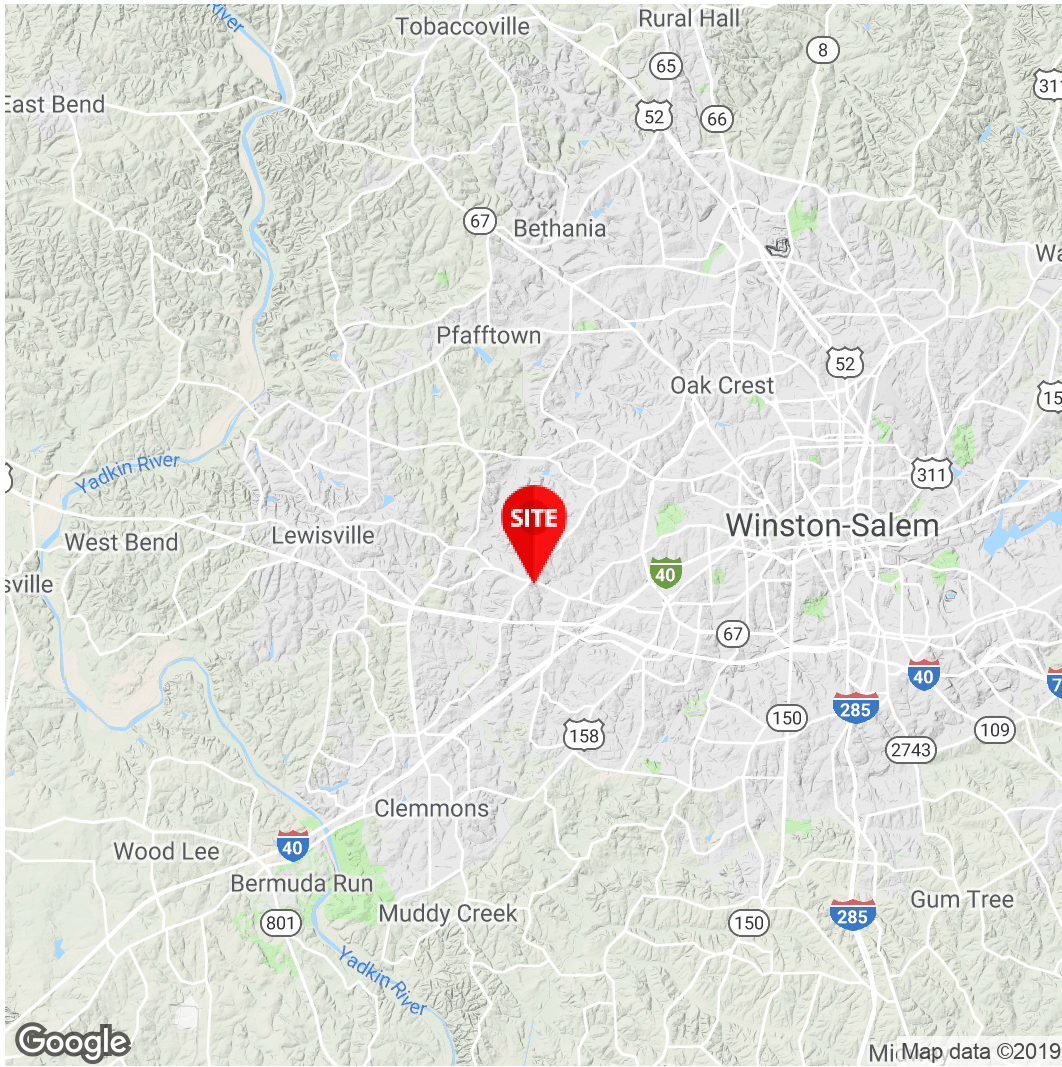
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DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	2,954	36,553	87,776
Households	1,258	15,642	37,006
Families	879	10,128	24,196
Average Household Size	2.35	2.33	2.36
Owner Occupied Housing Units	1,035	11,154	26,555
Renter Occupied Housing Units	223	4,488	10,451
Median Age	40.1	40.6	41.2
2017 Summary			
Population	3,124	39,318	93,859
Households	1,304	16,711	39,409
Families	899	10,719	25,438
Average Household Size	2.40	2.34	2.37
Owner Occupied Housing Units	1,027	11,430	26,933
Renter Occupied Housing Units	276	5,281	12,476
Median Age	42.0	42.5	42.9
Median Household Income	\$91,670	\$68,158	\$64,284
Average Household Income	\$113,938	\$96,639	\$94,587
2022 Summary			
Population	3,327	41,616	98,694
Households	1,382	17,654	41,372
Families	948	11,268	26,561
Average Household Size	2.41	2.35	2.38
Owner Occupied Housing Units	1,077	12,023	28,120
Renter Occupied Housing Units	305	5,631	13,252
Median Age	42.9	43.5	43.8
Median Household Income	\$99,831	\$76,835	\$74,019
Average Household Income	\$126,515	\$106,817	\$104,843
Data for all businesses in area			
Total Businesses	66	897	3,762
Total Employees	547	8,446	50,640
Employee/Residential Population Ratio	18	21	54



Charles S. Neil, CCIM
Principal
980.819.0119
Charles.Neil@Divaris.com



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