

# GROCERY ANCHORED OUTPARCELS FOR LEASE OR SALE

COUNTRY CLUB ROAD AT MEADOWLARK DRIVE | WINSTON SALEM, NC 27104



  
CLICK FOR VIDEO

**Outparcel #2**

**Outparcel #1**

## CONTACT

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300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203  
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**AVAILABLE**  
FOR SALE OR LEASE



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## LOCATION OVERVIEW

+/- 1.13 ac & 1.34 ac outparcels just off signalized intersection of Country Club Drive and Meadowlark Drive.

## PROPERTY HIGHLIGHTS

- Located at the Northeast intersection of Meadowlark Dr & Country Club Rd in Winston-Salem at the heart of new & existing residential developments
- Site is located in front of Walmart Neighborhood Market and the 900 acre Brookberry Farms master planned community
- Zoned for drive-thru and Highway-Business (HB-S)
- Major area tenant: Harris Teeter, Walmart Neighborhood Market, Food Lion, CVS, Walgreens, Sheetz
- Traffic Counts: Meadowlark Dr: 14,000 VPD - Country Club Rd: 12,500 AADT

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## DEMOGRAPHICS (2022)

	3 MILE	5 MILE	7 MILE
POPULATION	47,252	107,755	198,172
AVERAGE HH INCOME	\$97,439	\$105,013	\$89,561
MEDIAN HH INCOME	\$74,909	\$77,002	\$68,042
BUSINESS ESTABLISHMENTS	1,368	5,189	9,428
DAYTIME EMPLOYMENT	11,543	52,123	104,610



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NORTH CAROLINA

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XTEAM  
RETAIL ADVISORS

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