

Berkeley Capital Advisors

REAL ESTATE INVESTMENT SALES

[CLIENT REFERENCES](#) [RECENT TRANSACTIONS](#) [CONTACT US](#)

[FIRM OVERVIEW](#)

[LISTINGS](#)

[SHOPPING CENTERS](#)

[SINGLE-TENANT](#)

[1031 EXCHANGES](#)

Rob Carter 704.379.1982 Office 704.379.1988 Fax carter@berkeleycap.com	Alex Quarrier 704.714.2365 Office 704.379.1988 Fax quarrier@berkeleycap.com	David Webb 7043791967 Office 7043791988 Fax webb@berkeleycap.com
---	--	---

Former Circuit City

OFFERING SUMMARY

The former Circuit City space fronts I-40, Hanes Mall Blvd and Stratford Road, giving the site excellent visibility. The site is ideally located in Winston-Salem's retail corridor. Adjacent to Hanes Mall, an enclosed shopping mall with 1.8 million square feet and anchored by Belk, JCPenney and Sears, and many big box retailers, the former Circuit City site is an ideal location for any retailer. The center is also near national hotel chains, restaurants and the Forsyth Medical Center (961 beds).

SUBMARKET OVERVIEW

Traffic Counts:

Hanes Mall Blvd: 29,000 VPD

Stratford Road: 32,000 VPD

*Source: NCDOT 2007

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
2014 Projection	54,201	132,140	233,210
2009 Estimate	50,882	123,731	219,106
Growth 2009 - 2014	6.52%	6.80%	6.44%
Growth 2000 - 2009	11.21%	12.01%	11.33%
2009 Average Household Income	\$65,251	\$68,843	\$64,441

OFFERING MEMORANDUM & FILES

The offering memorandum and other files for this property requires that you complete a simple onetime registration. Please start by entering your email address

Email:



SALIENT FACTS

Name:	Former Circuit City
Size:	+/- 42,750 SF
Land Size:	3.744 Acres
Market:	Winston-Salem, NC
Year Delivered:	1995
Parking Spaces:	113 Spaces
Zoning:	GB-S
Location:	910 Hanes Mall Blvd
Tax Parcel ID:	6814-25-6039
Access Points:	The property can be accessed from Stratford Rd and Hanes Mall Blvd
Roof:	Original Roof
NET OPERATING INCOME	-
CAP RATE	-
OFFERING PRICE	Unpriced