



FOR LEASE

Hanes Towne Village

700 S Stratford Road | Winston-Salem, NC 27103



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The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Hanes Towne Village

Property Information

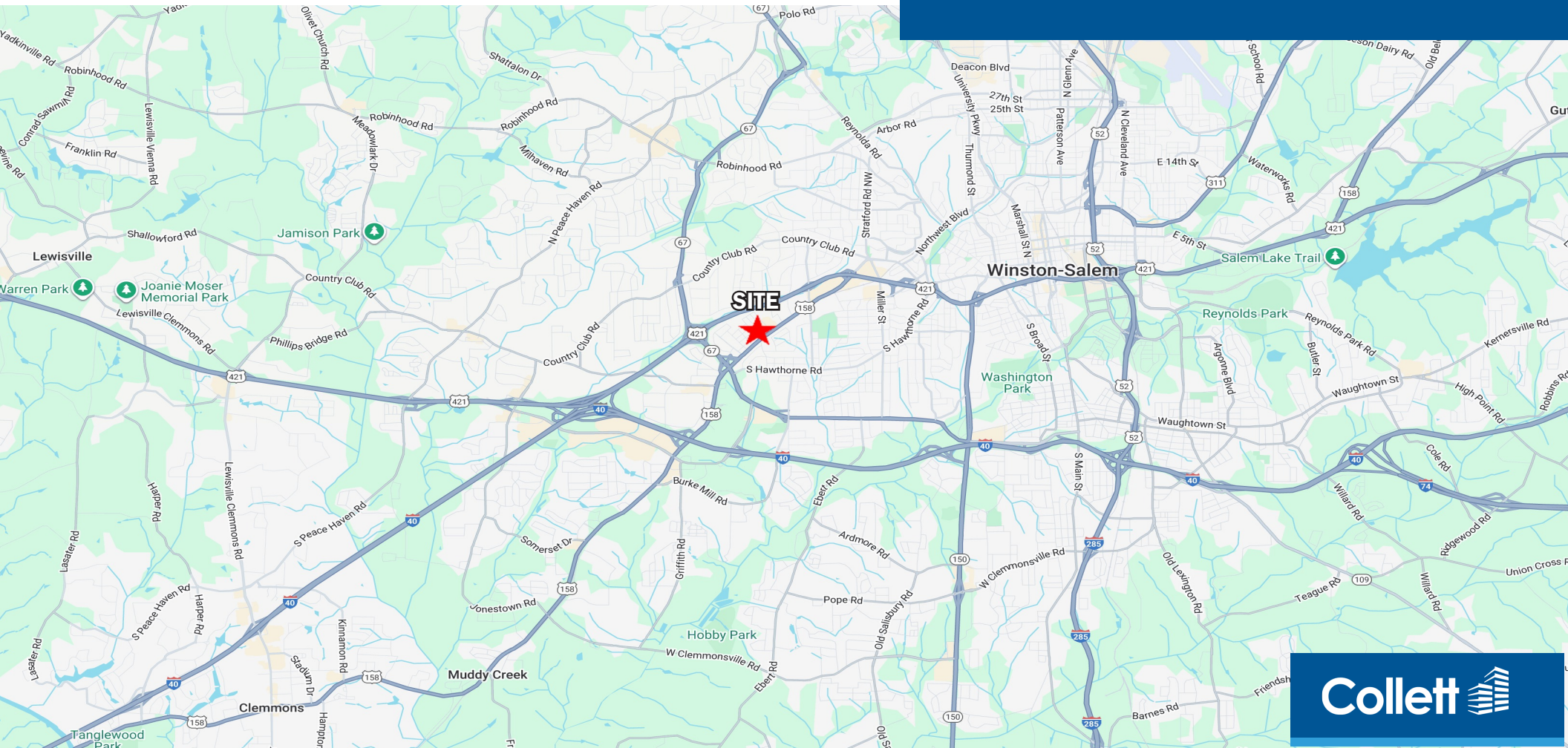
- ± 127,918 SF shopping center conveniently located in Winston-Salem's primary retail corridor, the property offers exceptional visibility with a prominent monument sign along S. Stratford Road.
- Convenient access to I-40 and US-421.
- The center is just 5 minutes from two major hospitals—Novant Health Forsyth Medical Center and Atrium Health Wake Forest Baptist, home to the Wake Forest School of Medicine—offering a combined total of more than 1,800 beds.
- Join major retailers like Walmart, LA Fitness, GNC, Fleet Feet and Subway.
- 2,340 SF Available

DEMOGRAPHICS (2025)

| | 1 mile | 3 miles | 5 miles |
|----------------|-----------|-----------|----------|
| Population | 6,297 | 70,908 | 173,344 |
| Daytime Pop | 11,319 | 52,066 | 9,073 |
| Avg. HH Income | \$148,585 | \$113,767 | \$99,152 |

TRAFFIC COUNTS (2023)

| | |
|---------------------|------------|
| S Stratford Road | 22,457 ADT |
| Salem Pkwy (US-421) | 56,583 ADT |



Hanes Towne Village

Site Plan



HanesTowne Village

Tenant Roster

| Suite | Tenant | SF |
|-------|--------------------------------|--------|
| 1 | Fleet Feet | 7,200 |
| 2 | Available - 2nd Gen Restaurant | 2,340 |
| 3 | Friendly Nails | 2,764 |
| 4 | LA Fitness | 41,000 |
| 5 | Subway | 1,365 |
| 6 | GNC | 1,309 |
| 7 | Clean EatZ | 1,900 |
| 8 | Cinco Modern Mexican | 6,000 |
| 9 | Walmart Neighborhood Market | 42,287 |
| 10 | My Eye Dr (not a part) | 4,206 |
| 11 | Showmars (not a part) | 2,400 |
| 12 | Pinnacle Bank (not a part) | 6,438 |
| 13 | Restaurant | 5,160 |
| 14 | KidzStreet Urgent Care | 3,549 |



Hanes Towne Village

Aerial



S Stratford Road - 22,457 ADT

Hanes Towne Village

Aerial

