



M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

Potential Senior Care Complex

# 6010 Golding Center Dr

Winston-Salem, NC 27103

**SITE**



Moe's Southwest Grill  
Holiday Inn Express  
Chicken Salad Chick  
Planet Fitness • Panera Bread  
• Darios • Publix • KFC

Atrium Health  
Wake Forest Baptist

NOVANT HEALTH

Staples  
McDonald's  
Craker Barrel  
Wells Fargo  
Big Lots  
Lowe's Food

Big Lots  
Dollar Tree  
Aldi  
Chick-Fil-A  
BP Gas Station

- Site plan proposes 99 Units
- All utilities to site
- Exceptional interstate visibility
- 61,000± VPD on I-40
- Two Hospitals within 5 Miles
- Thousands of square feet of medical, shopping, services, and YMCA nearby

**FOR SALE: \$11,995,000**

For more information:

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## SITE PLAN



### Sketch Concept

#### Site Data

#### Property Data

Jurisdiction: Winston-Salem, NC  
 Ex. Zoning: GO-S, RS9  
 Prop. Zoning: RM18

#### Site Acreage

Total Site Acreage: 17.88 Acres±  
 (based on digital GIS data)

#### Stream Buffer Data

Buffer Required: 30' Undisturbed  
 100' Total

#### Elderly Housing Breakdown

Hybrid Condo's Units: 54 Units±  
 2 Bedroom Units: 36 Units±  
 3 Bedroom Units: 18 Units±

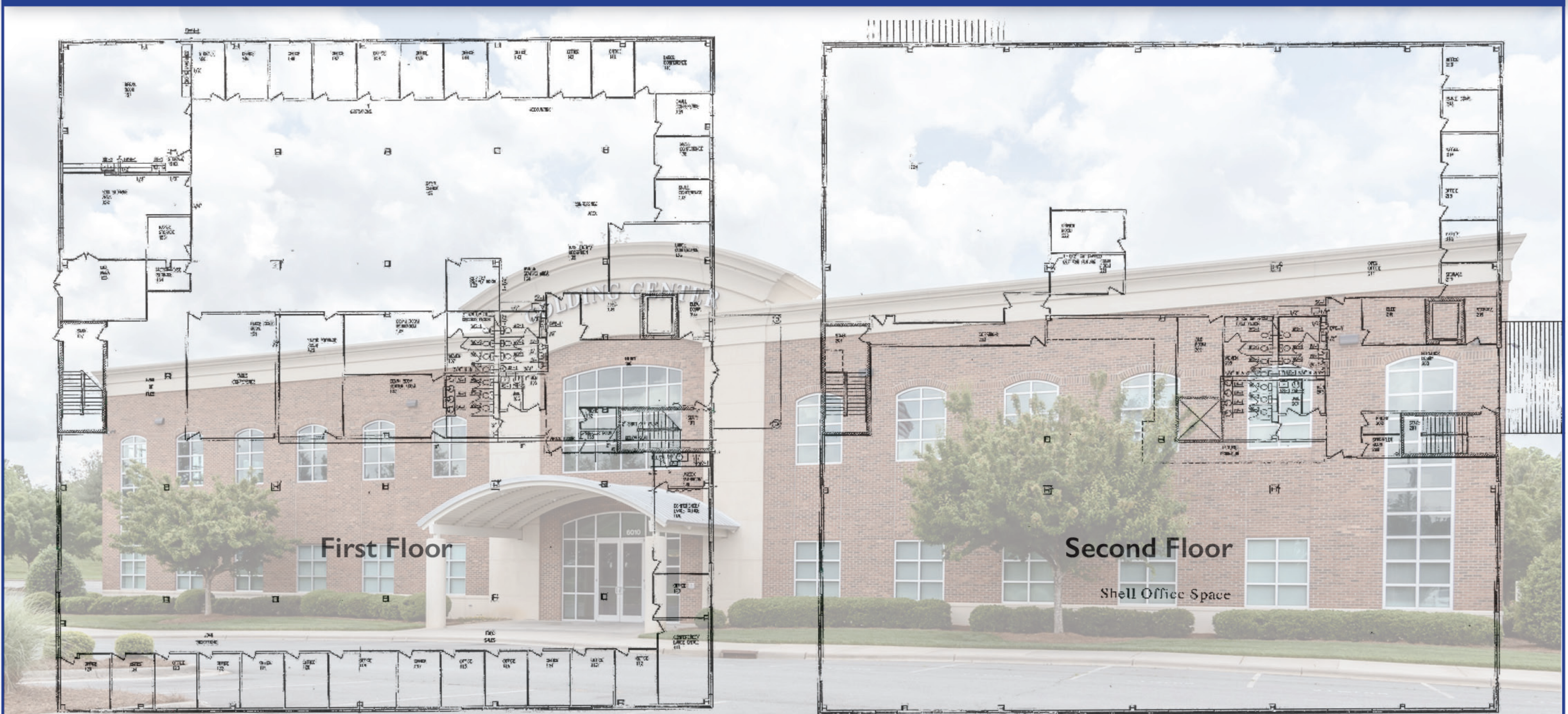
Townhome Units: 10 Units±  
 Apartment Units: 35 Units±  
 Total Elderly Housing Units: 99 Units±

#### Parking Breakdown

Required Parking: 75 Spaces  
 (@ .75 sp per Unit)

Parking Provided  
 Under Hybrid Units: 63 Spaces±  
 New Surface Parking: 43 Spaces±  
 Renovated Surface Parking: 80 Spaces±  
 Townhome Garage Parking: 10 Spaces±  
 Total Parking Provided: 196 Spaces±

## FLOORPLANS





2022/2027 DEMOGRAPHICS



**Total Population**

1 MILE	5,456
3 MILE	39,556
5 MILE	92,211

**Senior Population**



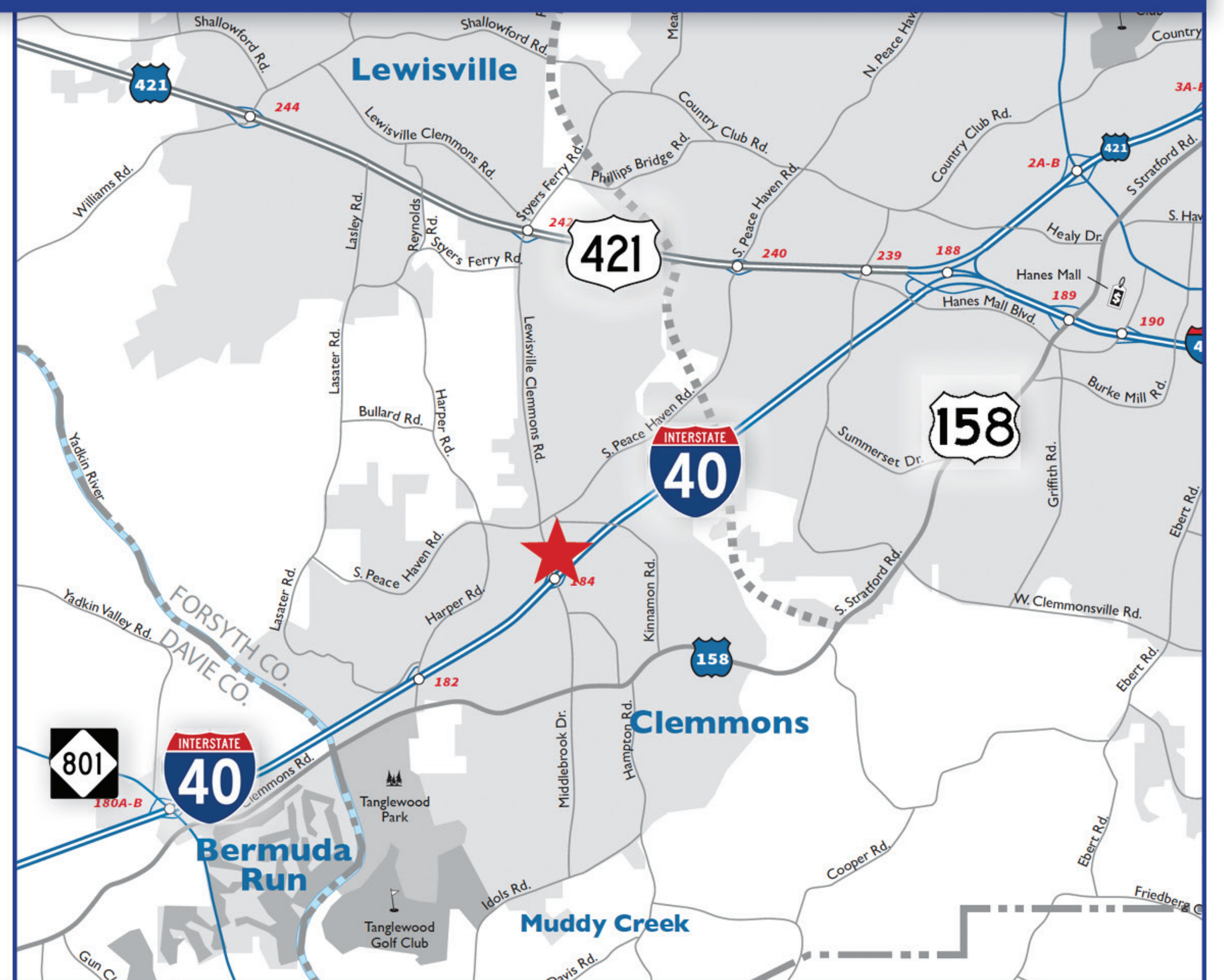
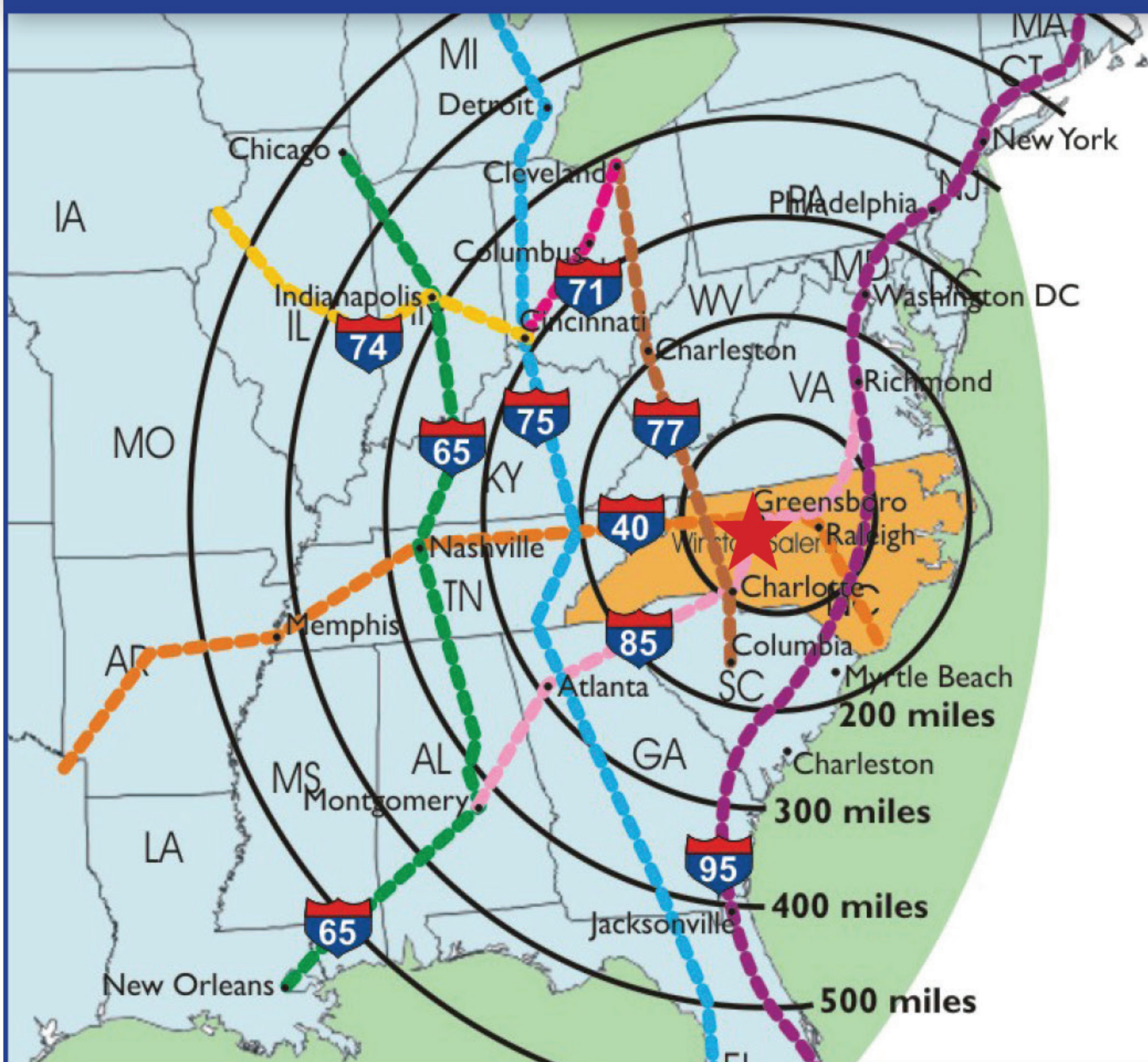
**Total Households**

1 MILE	2,229
3 MILE	16,459
5 MILE	39,587

**Avg. Household Income**

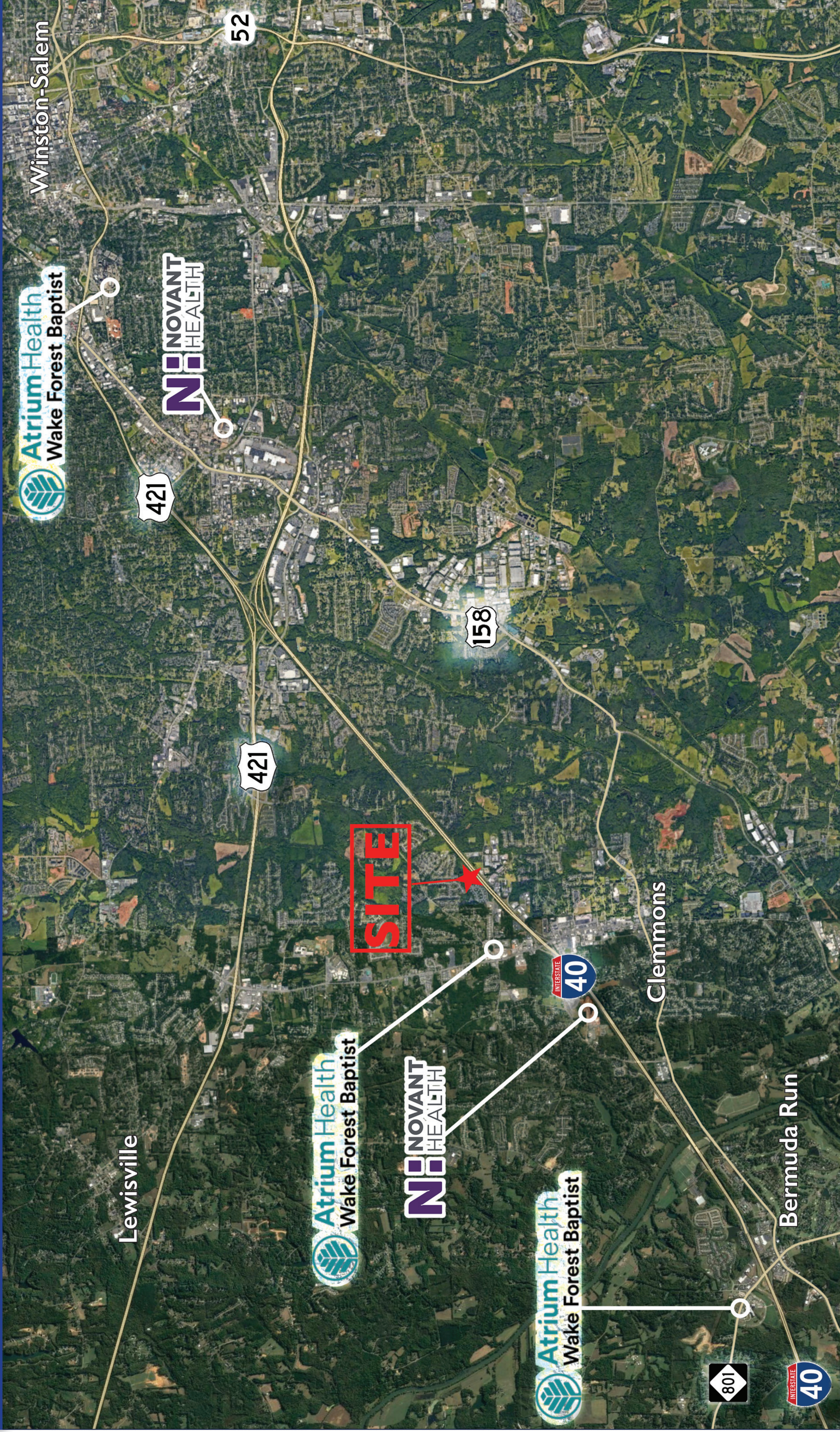
1 MILE	\$91,214
3 MILE	\$102,546
5 MILE	\$103,214

MAPS





AERIAL



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