



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



Click or Scan for Virtual Tour

- 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

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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±

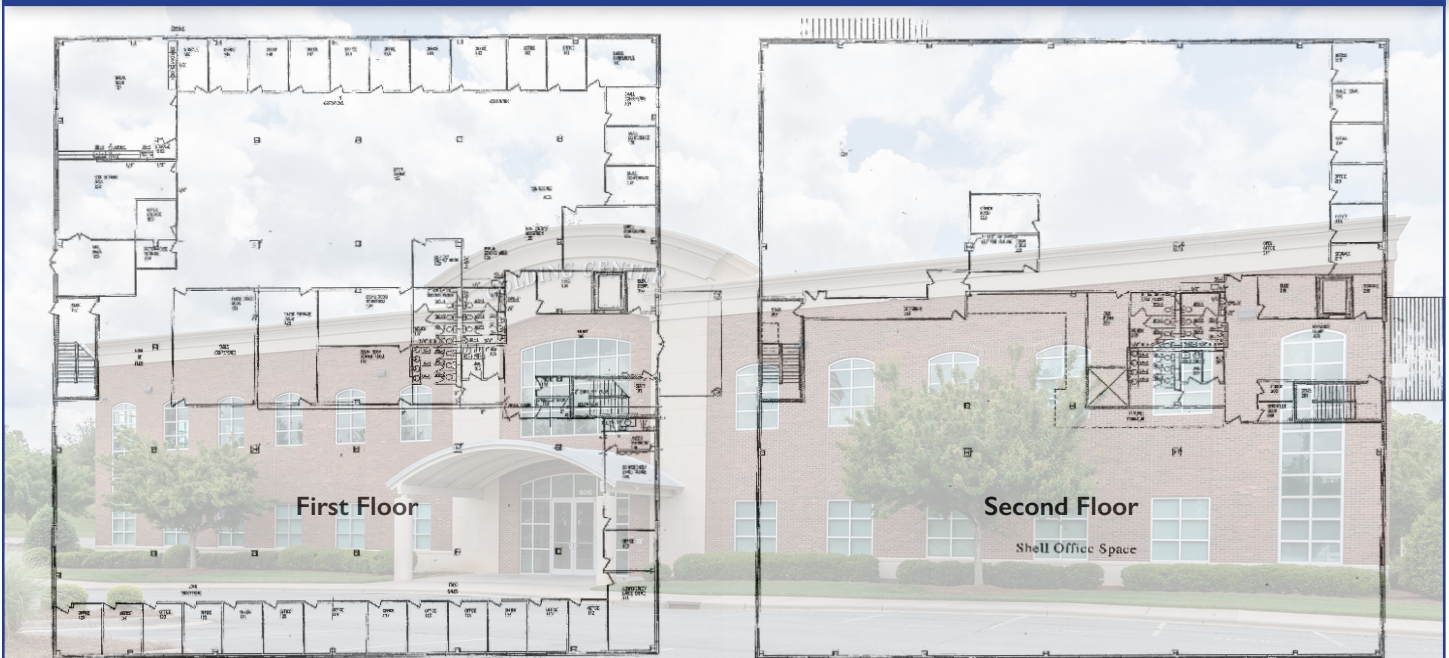
Townhome Units: 10 Units±
 Apartment Units: 35 Units±
 Total Elderly Housing Units: 99 Units±

Parking Breakdown

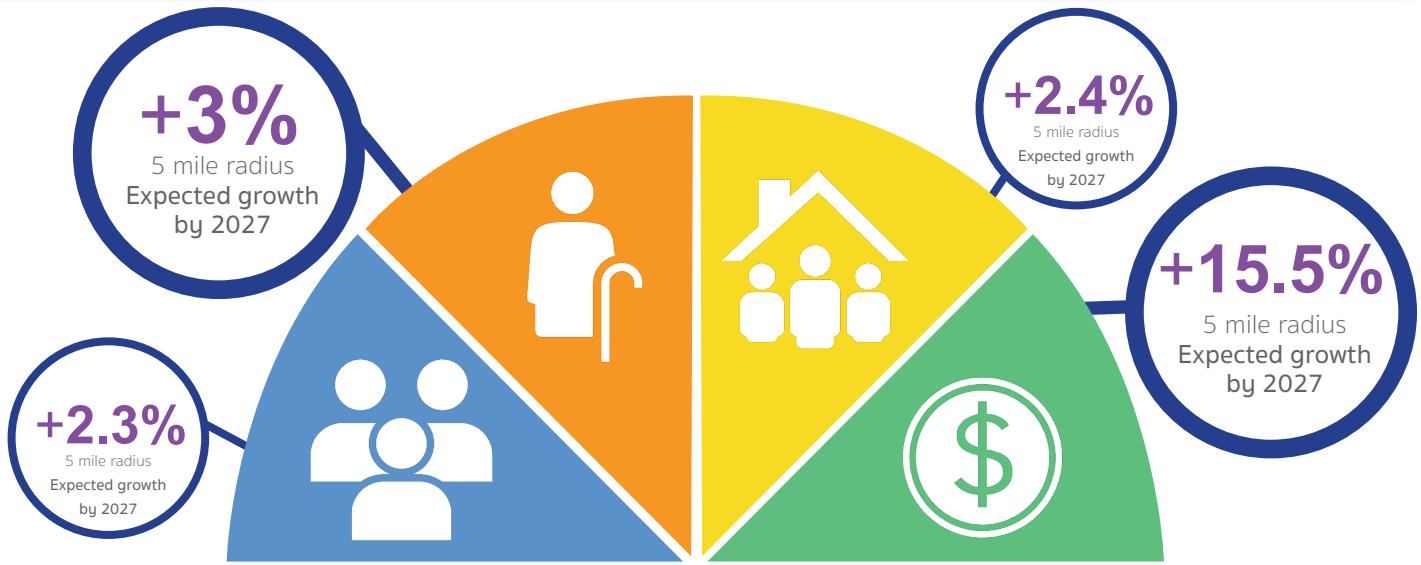
Required Parking: 75 Spaces
 (@ .75 sp per Unit)

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

FLOORPLANS



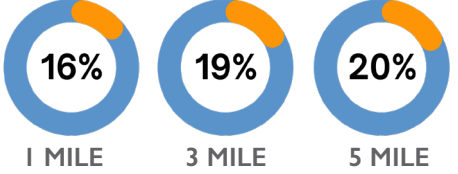
2022/2027 DEMOGRAPHICS



Total Population

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

Senior Population



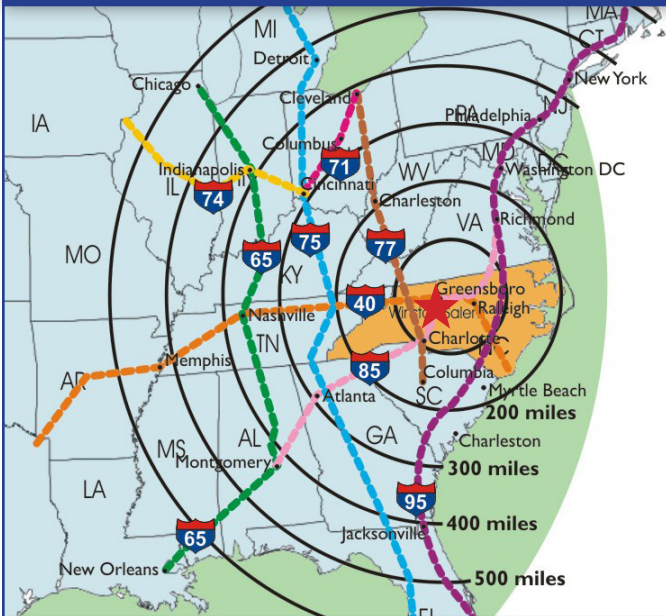
Total Households

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



6010 Golding Center | Winston-Salem, NC 27103

AERIAL



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