

RETAIL FOR LEASE

College Plaza

Winston-Salem, NC 27105

Retail Space Available at Reimagined College Plaza on University Parkway

College Plaza is being transformed into a modern, high-visibility retail destination. This 49,626 SF shopping center is undergoing a nearly $4 million redevelopment that includes new façades, updated storefront systems, enhanced landscaping, and renovated suite interiors. Located directly across from The Grounds, a $215 million mixed-use development delivering in 2026, the center is positioned to benefit from significant growth and increased foot traffic. This is a unique opportunity to join a reimagined retail hub near Wake Forest University at a pivotal time in Winston-Salem's evolution.

2802 University Pkwy, Winston-Salem, NC 27105

Total GLA	49,626 SF
Space Available	1,827 - 11,930 SF
Site Features	• Ample surface parking • Excellent Visibility (25,000 VPD University Parkway)

$82K +
AVG HH INCOME
(1 MILE)

500K +
WAKE FOREST ATHLETICS
ATTENDANCE (2024)

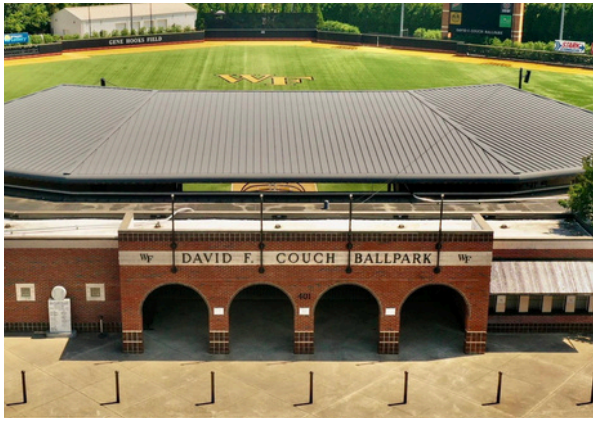
25K
AVG DAILY TRAFFIC
COUNT (UNIVERSITY PKWY)

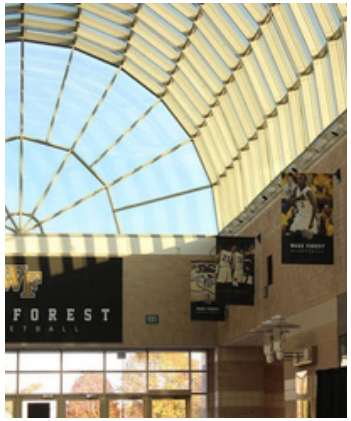
5 Min.
DRIVE TIME FROM
DOWNTOWN W-S











AREA MAP


CAMPUS GAS
WAKE FOREST UNIVERSITY
UNIVERSITY PKWY
Reynolda Village
VILLAGE TAVERN
THEODORE'S BAR & MARKET
DOUGH JOES
Old Town Club
the grounds
SITE
Football
Baseball
Basketball
W-S Fairgrounds
RYAN'S
REYNOLDA RD
FRATELLIS
COLISEUM DR
The Graylyn Estate & Hotel

NEIGHBORHOOD MAP



SITE PLAN


Carriage Drive
1
6,000 SF
2 2,200 SF
Jimmy The Greek
4 2,250 SF
Best Way
6
11,930 SF
7 2,250 SF
8 2,220 SF
9 1,827 SF
Elizabeth's Pizza
Cash America Pawn
Available OP
0.717 AC
Bonhurst Drive
University Parkway

CONCEPTUAL RENDERING

















CUADRA CAPITAL

GET IN TOUCH

THRIFT
COMMERCIAL REAL ESTATE SERVICES

Charles Thrift
Charles@ThriftCRES.com
704-622-1795

Cliff Benson
Cliff@ThriftCRES.com
704-989-5476