

108 Polo Road

WINSTON-SALEM, NC 27105

OPPORTUNITY ZONE INVESTMENT

FOR SALE



Opportunity Zone Investment! ±5,316 SF building in need of renovation. Less than one mile from the new Whitaker Park Development, a \$200 million investment that is projected to bring 650+ jobs to the area. Good visibility to Polo Road (6,100 VPD) and Indiana Avenue (16,000 VPD). This is currently envisioned as a redevelopment into a nine tenant strip retail building - although it would be a good site for redevelopment as well.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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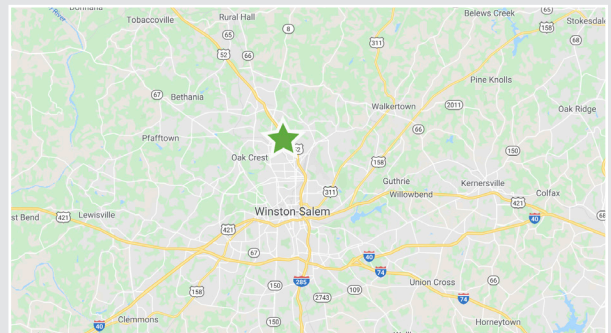
WINSTON-SALEM, NC 27105

OPPORTUNITY ZONE INVESTMENT

FOR SALE



- Potential for RUCIA funding through the City of Winston-Salem
- Opportunity Zone Investment!
- ±5,316 SF building in need of renovation
- Good visibility to Polo Road (6,100 VPD) and Indiana Avenue (16,000 VPD)
- Sales Price: \$230,000



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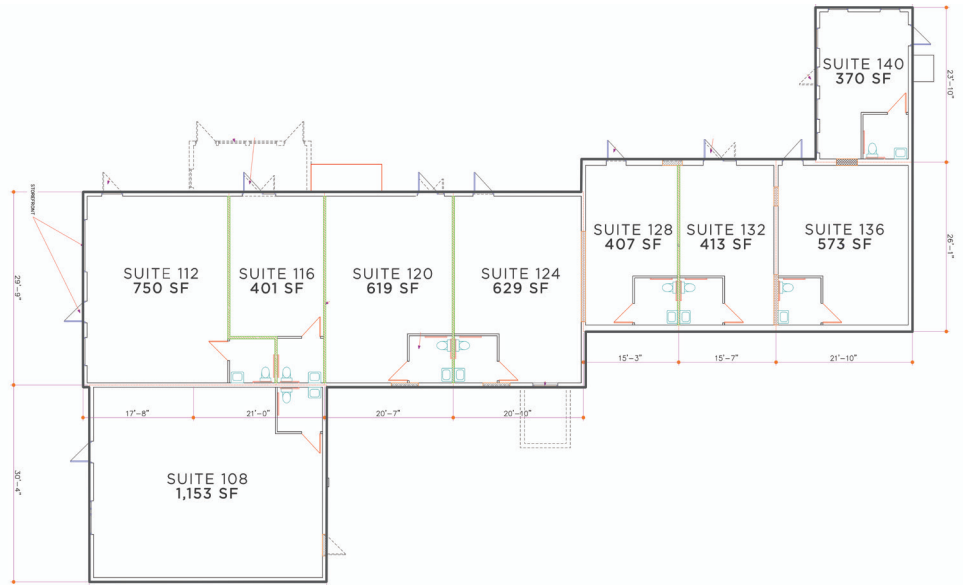
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PROPERTY DETAILS

Property Type	Retail	Property Subtype	Strip Center	Year Built	1960	Property Class	C
Building SF ±	5,325	Acres	0.79	# Floors	1		

UTILITIES

Heat	Yes	Water/Sewer	City	Air	Yes	Electric	Duke
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TAX INFORMATION

Zoning	HB	Tax PIN	6827-93-2953	Tax Value	\$246,600		
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PRICING & TERMS

Sales Price	\$230,000	Price/SF	\$43.91	Terms			
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Comments Opportunity Zone Investment! ±5,316 SF building in need of renovation. Less than one mile from the new Whitaker Park Development, a \$200 million investment that is projected to bring 650+ jobs to the area. Good visibility to Polo Road (6,100 VPD) and Indiana Avenue (16,000 VPD). This is currently envisioned as a redevelopment into a nine tenant strip retail building - although it would be a good site for redevelopment as well.

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