



RELEVANT FACTS

- 1.77 Acres in the Innovation Quarter
- 16,906sf multi-purpose building
- 11,600sf sanctuary building in need of repair/redevelopment
- 38 parking spaces convey with the property
- Excess land allows for additional parking, if necessary
- Adjacent to new public parking deck
- Sales Price: \$3,250,000

DOWNTOWN WINSTON-SALEM

REDEVELOPMENT OPPORTUNITY

620/630 N. PATTERSON AVENUE

Rare redevelopment opportunity in Downtown Winston-Salem. Opportunity to purchase 1.77 acres and improvements in the heart of Winston-Salem and the Wake Forest Innovation Quarter. Sale includes the Goler Family Enrichment Center, a ±16,906sf 2007-built two-story multi-purpose building, easily convertible to

office. Originally designed for assembly use with classrooms, a large gathering area, and a commercial kitchen. The sale also includes the adjacent Goler Memorial Church sanctuary (Register of Historic Places) a ±11,600sf building in need of updating and/or repurposing. Currently conveys with 38 parking spots, with the ability to add more on the excess land.

DOWNTOWN WINSTON-SALEM

Winston-Salem is located in the Piedmont Triad region of North Carolina about 100 miles west of Raleigh and 80 miles northeast of Charlotte. It is Forsyth County's largest city and currently the fifth largest city in the state. Called the "Twin City" for its dual heritage and "City of Arts and Innovation" for its dedication to fine arts and research. Although the city has traditionally been associated with the textile and tobacco industries, Winston-Salem has recently transformed into a leader in the nanotech, high-tech and bio-tech fields. Notable growth in the technology and research industries have occurred due to the development of the highly coveted Wake Forest Innovation Quarter and will continue to increase. Winston-Salem is home to a number of colleges and universities including Wake Forest University, Winston-Salem State University, UNC School of the Arts, Salem College, and Forsyth Tech Community College.

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------------|----------|----------|----------|
| 2010 Population | 9,255 | 66,611 | 150,922 |
| 2018 Population | 10,401 | 69,314 | 158,396 |
| 2023 Population | 11,582 | 71,622 | 164,171 |
| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
| 2010 Households | 4,045 | 25,242 | 60,832 |
| 2018 Households | 4,660 | 26,314 | 63,431 |
| 2023 Households | 5,406 | 27,512 | 65,916 |
| INCOME | 1 MILE | 3 MILES | 5 MILES |
| 2018 Average HH Income | \$42,222 | \$58,334 | \$61,784 |
| 2023 Average HH Income | \$52,693 | \$65,719 | \$69,266 |





WHAT IS INNOVATION QUARTER?

Innovation Quarter is one of the fastest-growing urban-based districts for innovation in the United States. Home to more than 70 companies, five leading academic institutions, more than 3,200 workers and over 7,500 students and workforce trainees, the Innovation Quarter is a place for research, business and education in biomedical science, information technology, digital media, clinical services and advanced materials. The Innovation Quarter currently comprises 1.8 million square feet of office, laboratory and educational space on its 145 developable acres. In addition, there are approximately 800 apartments and condominiums within or close by.

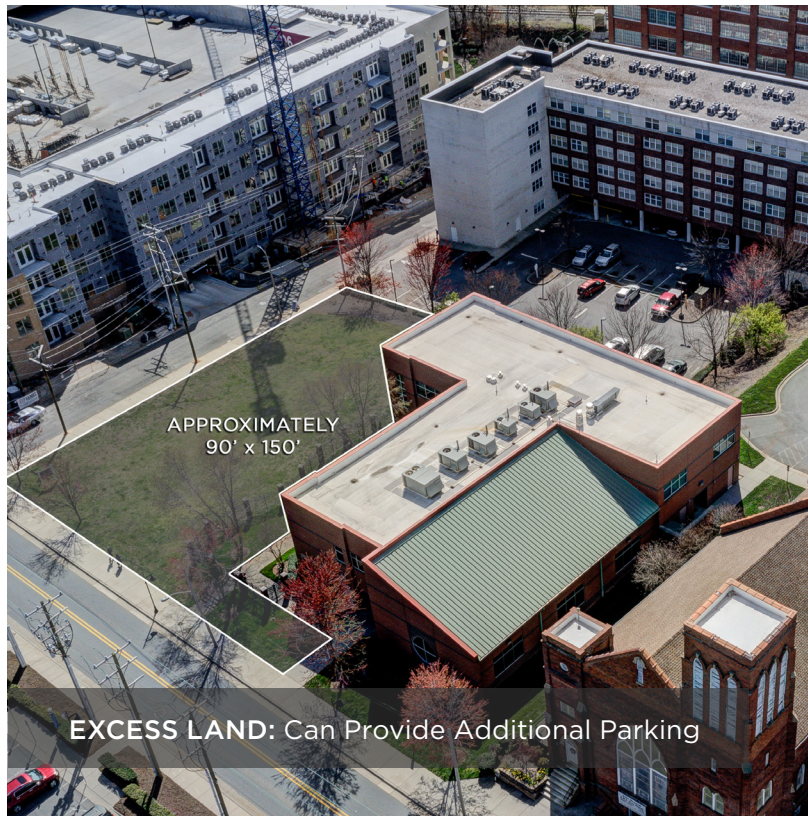


ENRICHMENT CENTER

- ±16,906sf two-story building
- Constructed in 2007 as a multi-purpose building
- Easily convertible
- Space includes a large gathering area, classrooms, and a commercial kitchen
- Building is in great shape and could be easily repurposed



ENRICHMENT CENTER: ±16,906sf Building



APPROXIMATELY
90' x 150'

EXCESS LAND: Can Provide Additional Parking



ENRICHMENT CENTER: Patterson Avenue View



ENRICHMENT CENTER: Outdoor Space



ENRICHMENT CENTER: Atrium



ENRICHMENT CENTER: Atrium



ENRICHMENT CENTER: Gathering Area



ENRICHMENT CENTER: Gathering Area



ENRICHMENT CENTER: Commercial Kitchen



ENRICHMENT CENTER: Classroom



ENRICHMENT CENTER: Classroom



ENRICHMENT CENTER: Classroom



SANCTUARY: 620 N. Patterson Avenue

SANCTUARY BUILDING

- ±11,600sf church Sanctuary
- Building is included on the Register of Historic Places
- In need of repair and/or repurposing
- 38 parking spots behind the building convey with the property



SANCTUARY: Patterson Avenue View



SANCTUARY: Seventh Street View



SANCTUARY: ±11,600sf Building



SANCTUARY: In Need of Updating/Repurposing



SANCTUARY: Register of Historic Places

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