

# SHOPPES AT SOMERSET

FOR LEASE | 2530 SOMERSET CENTER DR., WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



RETAIL SHOPPING CENTER

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	1,650
LEASE RATE	\$15.00, NNN

## DESCRIPTION

The Shoppes at Somerset is a Food Lion anchored neighborhood center located off South Stratford Road, just minutes from I-40, and Hanes Mall Boulevard. This highly visible shopping center is ideal for national and local retailers. Neighboring businesses include Sheetz Convenience Store, Subway, and Edward Jones. 1,650 SF of first generation retail space available.



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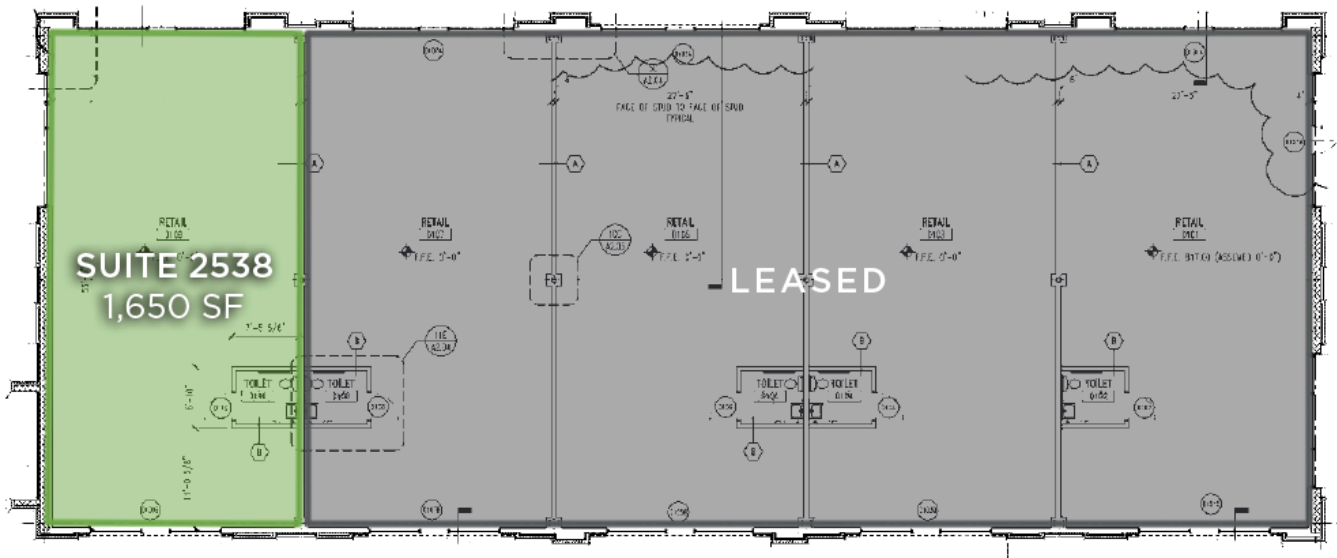
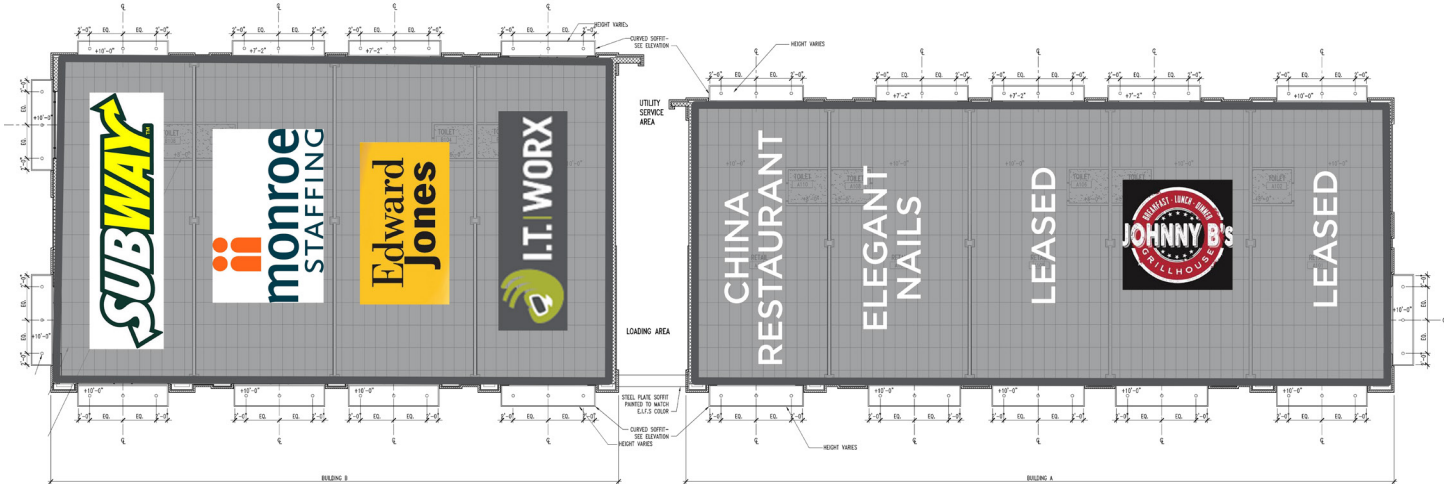
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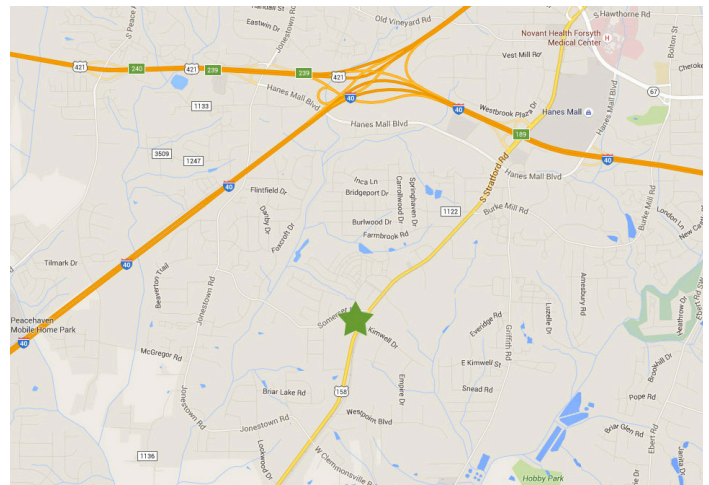
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## KEY FEATURES

- Close to Hanes Mall Blvd. and I-40
- Anchor Tenant: Food Lion
- Outparcel: Sheetz Gas Station
- Lease Rate: \$15.00, NNN
- TICAM: \$3.00psf



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## PROPERTY INFORMATION

PROPERTY TYPE	Retail	BUILDING SF ±	54,051
AVAILABLE SF ±	1,650	ACRES	8.57
YEAR BUILT	2006	PARKING	Ample
ZONING	NSB-S	TAX BLOCK/LOT	3900 503
TAX PIN	6803-79-2301	TAX MAP	2716/2416

## PRICING & TERMS

LEASE RATE	\$15.00	LEASE TYPE	NNN
TICAM	\$3.00psf	TERMS	Tenant pays utilities & janitorial

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