

The Shoppes at Somerset

2530 SOMERSET CENTER DRIVE, WINSTON-SALEM, NC 27103

RETAIL SHOPPING CENTER UNDER NEW OWNERSHIP

FOR LEASE



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. 1,592 SF - 3,242 SF of first generation retail space.

LEARN MORE ABOUT THIS PROPERTY



Sarah Beth Ruffin

E SarahBeth@LTPcommercial.com
M 336.480.7070
P 336.724.1715



Nick Gonzalez

E Nick@LTPcommercial.com
M 336.448.2833
P 336.724.1715

The Shoppes at Somerset

2530 SOMERSET CENTER DRIVE, WINSTON-SALEM, NC 27103

RETAIL SHOPPING CENTER UNDER NEW OWNERSHIP

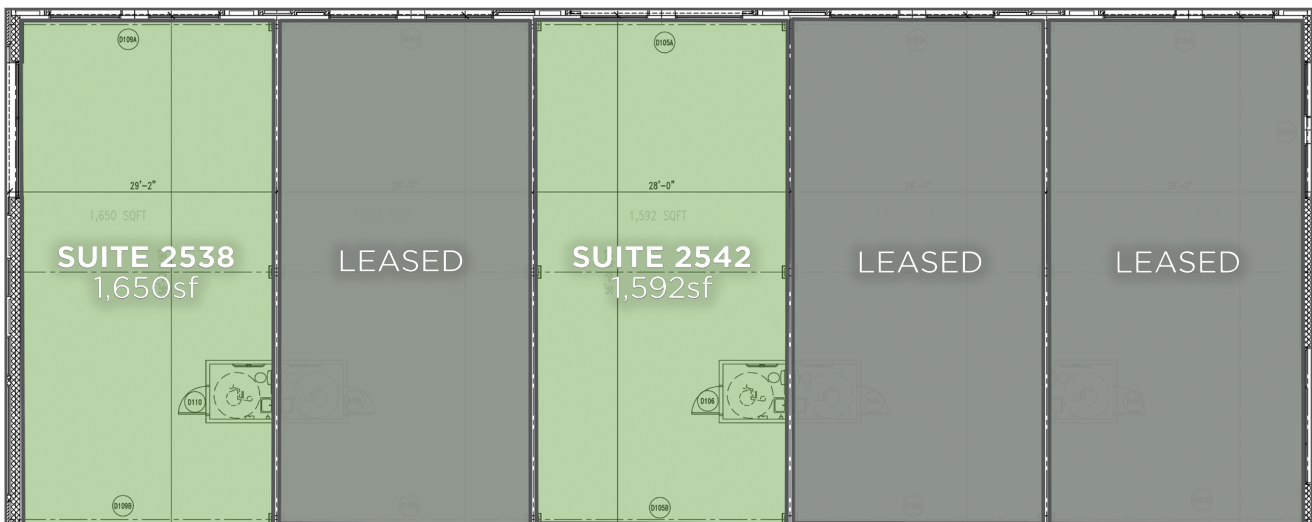
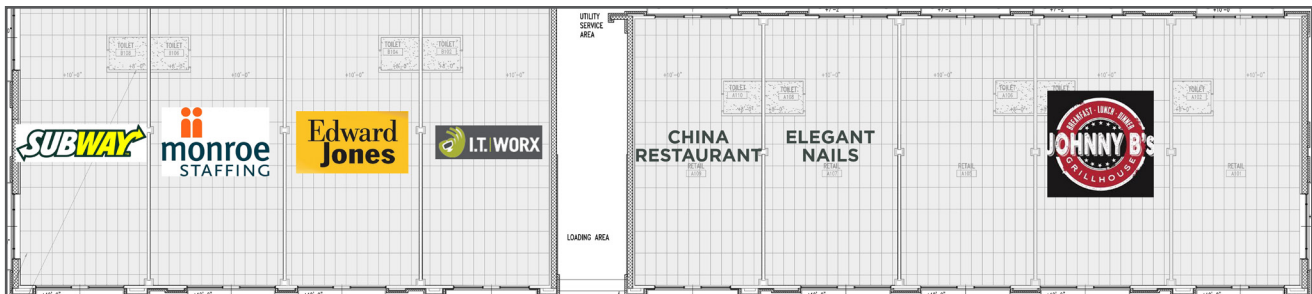
FOR LEASE



AVAILABLE SPACE
SUITE SQ. FEET

2538 1,650

2542 1,592



The Shoppes at Somerset

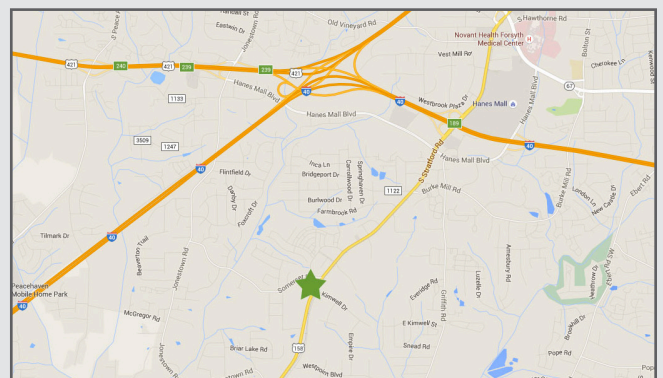
2530 SOMERSET CENTER DRIVE, WINSTON-SALEM, NC 27103

RETAIL SHOPPING CENTER UNDER NEW OWNERSHIP

FOR LEASE



- Close to Hanes Mall Boulevard and I-40
- Anchor Tenant: Food Lion
- Outparcel: Sheetz Gas Station
- Available with spaces ranging from 1,592 SF - 3,242 SF
- Lease Rate: \$15.00psf, NNN
- TICAM: \$3.00psf



The Shoppes at Somerset

2530 SOMERSET CENTER DRIVE, WINSTON-SALEM, NC 27103

RETAIL SHOPPING CENTER UNDER NEW OWNERSHIP

FOR LEASE

2018 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,369	44,363	126,785
TOTAL HOUSEHOLDS	2,348	20,377	54,375
AVERAGE HOUSEHOLD INCOME	\$77,508	\$66,207	\$83,569

LOCATION

Address 2530 Somerset Center Drive, Winston-Salem, NC 27103

PROPERTY DETAILS

Property Type	Retail	Building SF ±	54,051	Bldg Exterior	Brick Veneer/Stucco	Year Built	2006
Avail SF ±	1,592 - 3,242	Acres	8.57	Parking ±	Ample		

UTILITIES

Electrical	Duke	Water/Sewer	City of WS	Heat/Air	Forced Air	Gas	
-------------------	------	--------------------	------------	-----------------	------------	------------	--

TAX INFORMATION

Zoning	NSB-S	Tax Block/Lot	3900 503	Tax Map	2716/2416	Tax PIN	6803-79-2301
---------------	-------	----------------------	----------	----------------	-----------	----------------	--------------

PRICING & TERMS

Lease Rate	\$15.00	Lease Type	NNN	TICAM	\$3.00psf	Terms	Tenant pays utilities & janitorial
-------------------	---------	-------------------	-----	--------------	-----------	--------------	------------------------------------

Comments 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. 1,592 SF - 3,242 SF of first generation retail space.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

Sarah Beth Ruffin
SarahBeth@LTPcommercial.com

Nick Gonzalez
Nick@LTPcommercial.com