

## Stratford Commons

150 STRATFORD COMMONS COURT, WINSTON-SALEM, NC 27103

WINSTON-SALEM SHOPPING CENTER

FOR LEASE



A BRIMOR PROPERTY  
**BRIMOR**  
Our center is you

±15,000 SF and ±23,500 SF available now in this Winston-Salem Shopping Center. Located on an outparcel near the Hanes Mall regional shopping center, with strong demographics. Located off Stratford Road (30,000 VPD) with easy access to I-40, Clemmons, Buena Vista and Sherwood Forest neighborhoods.

LEARN MORE ABOUT THIS PROPERTY



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L | T



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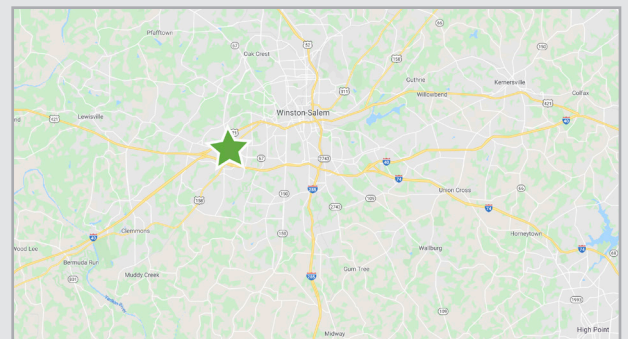
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WINSTON-SALEM SHOPPING CENTER

FOR LEASE



- Retail space available in Winston-Salem shopping center near Hanes Mall
- ±15,000 - 23,500 SF available now
- Landlord open to subdividing the ±23,500 SF space
- 30,000 VPD on Stratford Road with easy access to I-40
- Lease Rate: \$9.50 - \$11.00psf, NNN





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### 2019 DEMOGRAPHICS

### 1 MILE

### 3 MILES

### 5 MILES

POPULATION

3,884

62,890

151,101

TOTAL HOUSEHOLDS

1,990

28,828

63,159

AVERAGE HOUSEHOLD INCOME

\$55,317

\$78,551

\$80,533

### LOCATION

**Address** 150 Stratford Commons Court, Winston-Salem, NC 27103

### PROPERTY DETAILS

<b>Property Type</b>	Retail	<b>Available SF ±</b>	15,000 - 23,500	<b>Building SF±</b>	72,308	<b>Acres</b>	7.48
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**Anchor Tenants** Golf Galaxy & Boot Barn

### UTILITIES

<b>Electrical</b>	Yes	<b>Heat</b>	Yes	<b>Water/Sewer</b>	Yes	<b>Air</b>	Yes
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### TAX INFORMATION

<b>Zoning</b>	C	<b>Tax PIN</b>	6814-45-1703	<b>Tax Value</b>	\$9,085,000
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### PRICING & TERMS

<b>Lease Rate</b>	\$9.50 - \$11.00	<b>Lease Type</b>	NNN	<b>TICAM</b>	\$6.00psf
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**Comments** ±15,000 SF and ±23,500 SF available now in this Winston-Salem Shopping Center. Located on an outparcel near the Hanes Mall regional shopping center, with strong demographics. Located off Stratford Road (30,000 VPD) with easy access to I-40, Clemmons, Buena Vista and Sherwood Forest neighborhoods.

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