

## Stratford Galleria

557 SOUTH STRATFORD ROAD WINSTON-SALEM, NC 27103

±15,712 SF RETAIL SPACE

FOR LEASE



±15,712 SF of retail well located on major retail corridor of Winston-Salem. The building offers a warm shell delivery, ample parking, dock door access, and 16' + clearance height. Co-tenants include Total Wine and Carrabba's Italian Grill. Great visibility, excellent access to I-40, Thruway Shopping Center and surrounding neighborhoods.

LEARN MORE ABOUT THIS PROPERTY



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- ±15,712 SF of retail space located on major retail corridor of Winston-Salem
- Ample parking, dock door access, with a warm shell delivery
- Excellent access to I-40 and Silas Creek Parkway
- **Lease Rate: \$17.00psf, NNN**



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2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,819	69,709	169,466
TOTAL HOUSEHOLDS	3,245	31,918	70,456
AVERAGE HOUSEHOLD INCOME	\$101,295	\$82,939	\$74,439
VEHICLES PER DAY	S. STRATFORD RD	22,000	

### LOCATION

**Address** 557 South Stratford, Winston-Salem, NC 27103

### PROPERTY DETAILS

<b>Property Type</b>	Retail	<b>Year Built</b>	1985	<b># Docks</b>	1	<b>Ceiling Height</b>	16'2" - 18'
<b>Available sf ±</b>	15,712	<b>Dimension</b>	100' x 150'	<b>Sprinklered</b>	Yes		

### TAX INFORMATION

**Zoning** HB      **Tax PIN** 6815-92-3906

### PRICING & TERMS

**Lease Rate** \$17.00      **Lease Type** NNN

**Comments** ±15,712 SF of retail well located on major retail corridor of Winston-Salem. The building offers a warm shell delivery, ample parking, dock door access, and 16' + clearance height. Co-tenants include Total Wine and Carrabba's Italian Grill. Great visibility, excellent access to I-40, Thruway Shopping Center and surrounding neighborhoods.

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