COMMERCIAL REAL ESTATE

### Stratford Galleria

557 SOUTH STRATFORD ROAD WINSTON-SALEM, NC 27103

±15,712 SF RETAIL SPACE

FOR LEASE



 $\pm 15,712$  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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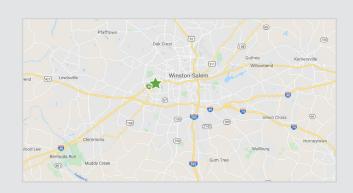








- ±15,712 SF of retail space located on major retail corridor of Winston-Salem
- Ample parking, dock door access, with a warm shell delivery
- Excellent access to I-40 and Silas Creek Parkway
- Lease Rate: \$17.00psf, NNN

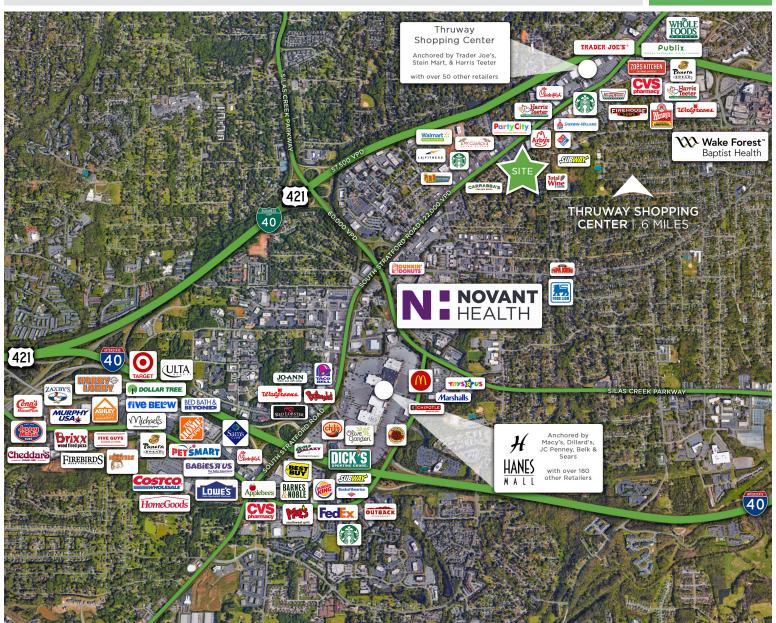


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### Stratford Galleria

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±15,712 SF RETAIL SPACE			FOR LEASE
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									
Property Type	Retail	Year Built	1985	# Docks	1	Ceiling Height	16'2" - 18'		
Available sf ±	15,712	Dimension	100' x 150'	Sprinklered	Yes				
TAX INFORMATION									
Zoning	НВ	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								

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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.

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