

3439 Myer Lee Drive

WINSTON-SALEM, NC 27101

±4,180 SF RETAIL/OFFICE AVAILABLE

FOR SALE



±4,180 SF retail/office building for sale right off Myer Lee Drive with great visibility from Salem Parkway (43,500 VPD). Located in between Pepsi Bottling and Harley Davidson, this property sits on 1.21 AC. Perfect for redevelopment for any use that benefits from highway visibility. Zoned HB, billboard not included in sale.



TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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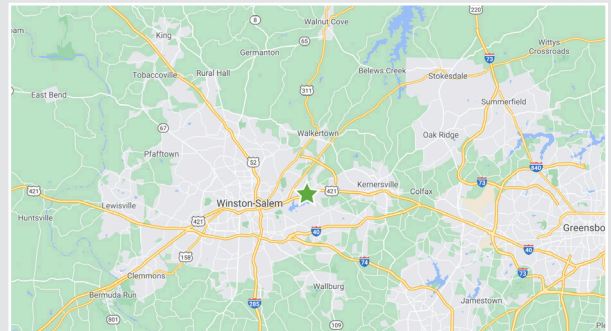
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- Excellent visibility from Salem Parkway (43,500 VPD)
- Located between Pepsi Bottling and Harley Davidson
- Perfect for redevelopment for any use that benefit from highway visibility
- Sales Price: \$275,000



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2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,309	35,431	112,635
TOTAL HOUSEHOLDS	588	13,246	42,145
AVERAGE HOUSEHOLD INCOME	\$48,488	\$55,723	\$55,413

PROPERTY DETAILS

Property Type	Retail	Property Subtype	-	# Restrooms	3	# Parking Spaces	13
Building SF ±	4,180	Acres	1.21	# Floors	2	Year Built	1962

UTILITIES

Heat	PNG	Water	City	Sewer	City	Electric	Duke
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TAX INFORMATION

Zoning	HB	Tax PIN	-	Tax Value	-		
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PRICING & TERMS

Sales Price	\$275,000	Price/SF	\$65.79	Terms			
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Comments	±4,180 SF retail/office building for sale right off Myer Lee Drive with great visibility from Salem Parkway (43,500 VPD). Located in between Pepsi Bottling and Harley Davidson, this property sits on 1.21 AC. Perfect for redevelopment for any use that benefits from highway visibility. Zoned HB, billboard not included in sale.						
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