

4809 COUNTRY CLUB ROAD

FOR LEASE | WINSTON-SALEM, NC 27104

Linville | Team Partners

COMMERCIAL REAL ESTATE

±2,021 SF WELL-LOCATED RETAIL SPACE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	2,021
LEASE RATE	\$23.25, NNN

DESCRIPTION

±2,021 SF retail space conveniently located on Country Club Road (20,000 VPD) between Jonestown and Peace Haven Road. Middle unit available in warm shell condition with healthy tenant improvement allowance and ample parking (50 spots) with excellent ingress/egress for full movement on Country Club Road. Co-tenants: Dunkin Donuts and Sherwin Williams.



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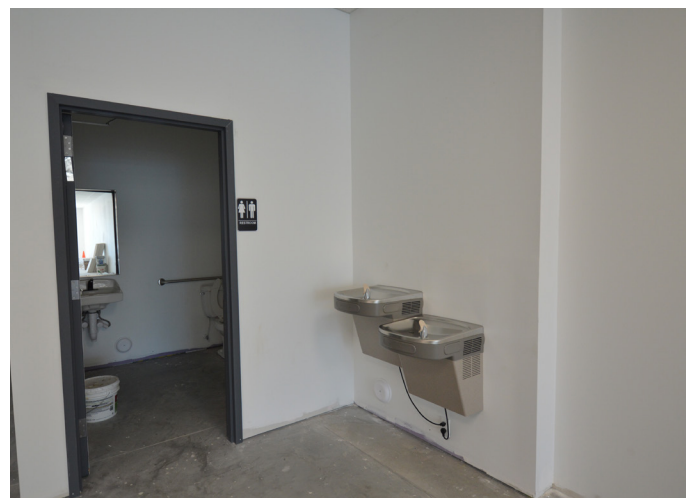
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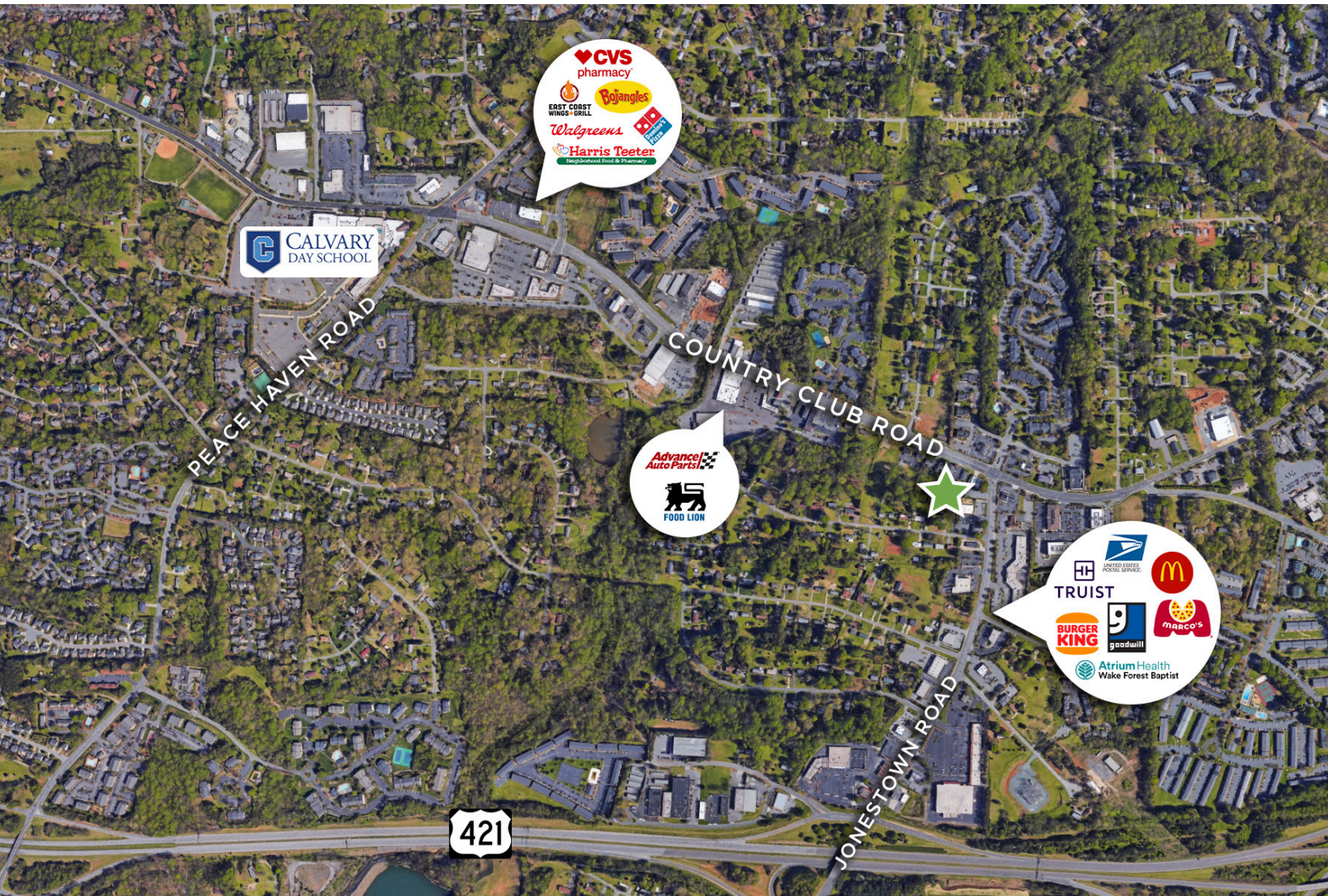
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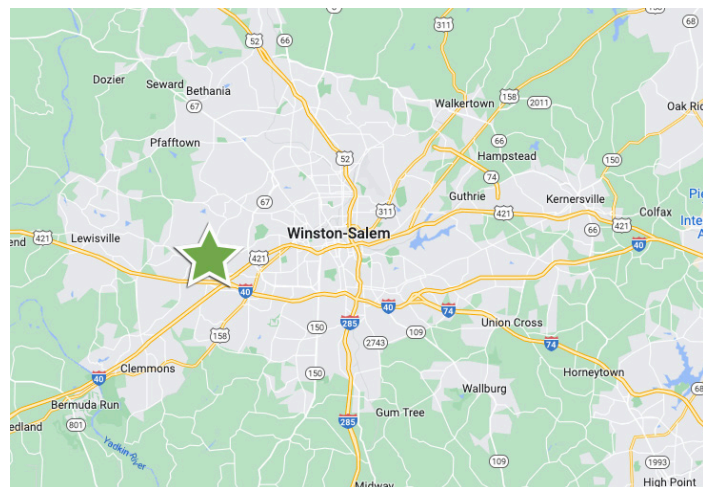
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KEY FEATURES

- ±2,021 SF retail space conveniently located on Country Club Road
- Middle unit available in shell condition with healthy tenant improvement allowance
- Ample parking with excellent ingress/egress
- Co-tenants: Dunkin Donuts and Sherwin Williams
- Rent: \$23.25, NNN



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PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Strip Center
AVAILABLE SF ±	2,021	ROOF	Rubber, 2019
BUILDING SF ±	8,193	EXTERIOR	Brick
YEAR BUILT	2020	PARKING	50 Surface Spots

PRICING & TERMS

LEASE RATE	\$23.25, NNN	TICAM	\$5.21 PSF
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