

# 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     | \$25.50, 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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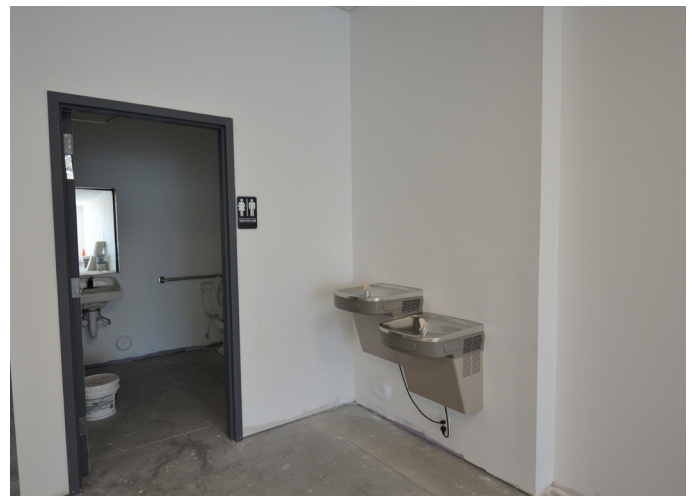


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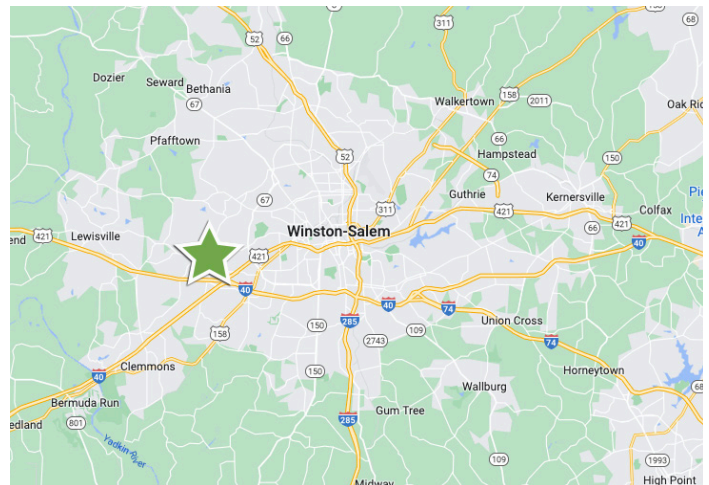
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## KEY FEATURES

- ±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: \$25.50, 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 | \$25.50, NNN | TICAM | \$5.21 PSF |
|------------|--------------|-------|------------|

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