

# 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	\$26.50, 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 shell condition and property features ample parking (50 spots) with excellent ingress/egress for full movement on Country Club Road. Co-tenants: Dunkin' Donuts and Sherwin Williams.



KATIE MEALKA

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715

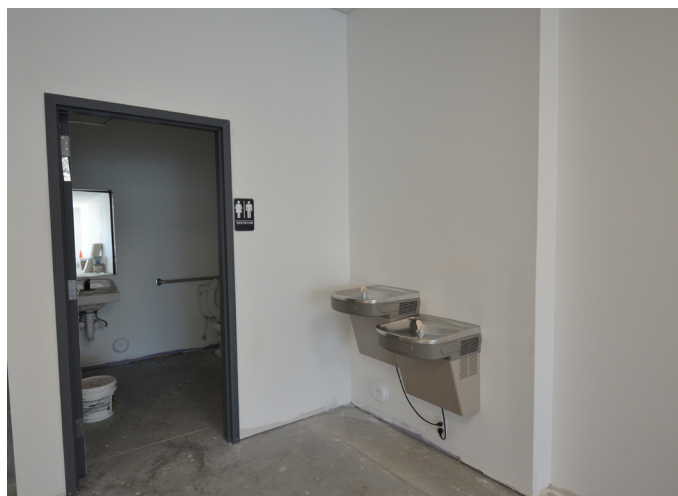


# 4809 COUNTRY CLUB ROAD

FOR LEASE | WINSTON-SALEM, NC 27104

Linville | Team Partners

COMMERCIAL REAL ESTATE



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715



# 4809 COUNTRY CLUB ROAD

FOR LEASE | WINSTON-SALEM, NC 27104

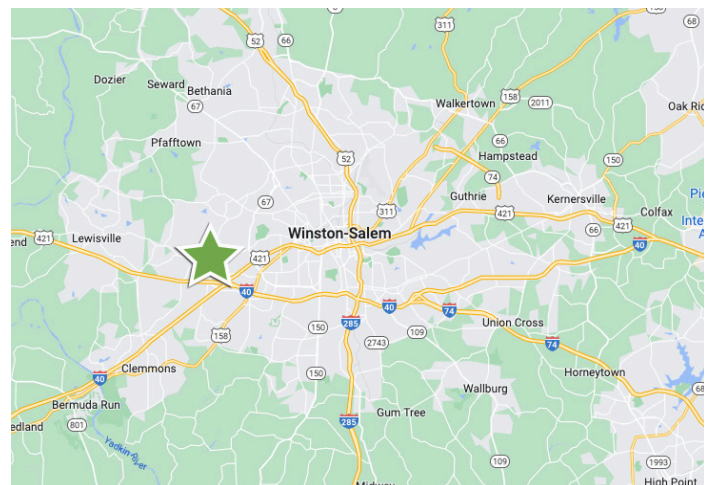
Linville | Team Partners

COMMERCIAL REAL ESTATE



## KEY FEATURES

- ±2,021 SF retail space conveniently located on Country Club Road
- Middle unit available in shell condition
- Ample parking with excellent ingress/egress
- Co-tenants: Dunkin Donuts and Sherwin Williams
- **Rent: \$26.50, NNN**



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715



# 4809 COUNTRY CLUB ROAD

FOR LEASE | WINSTON-SALEM, NC 27104

Linville | Team Partners

COMMERCIAL REAL ESTATE



## 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	\$26.50, NNN	TICAM	\$5.21 PSF
------------	--------------	-------	------------

## 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 shell condition and property features ample parking (50 spots) with excellent ingress/egress for full movement on Country Club Road. Co-tenants: Dunkin Donuts and Sherwin Williams.

*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.*



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715