

4810 COUNTRY CLUB ROAD

FOR SALE | WINSTON-SALEM, NC 27104

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE Retail, Investment

AVAILABLE SF \pm 1,630

SALE PRICE \$725,000

DESCRIPTION

Linville Team Partners is pleased to offer a retail investment opportunity to purchase 4810 Country Club Road in Winston-Salem, NC. This \pm 1,600 SF highly visible retail property is amidst many new and established businesses along Country Club Road. Current NOI \$48,000 with a 5 year lease and 6.60% cap rate.



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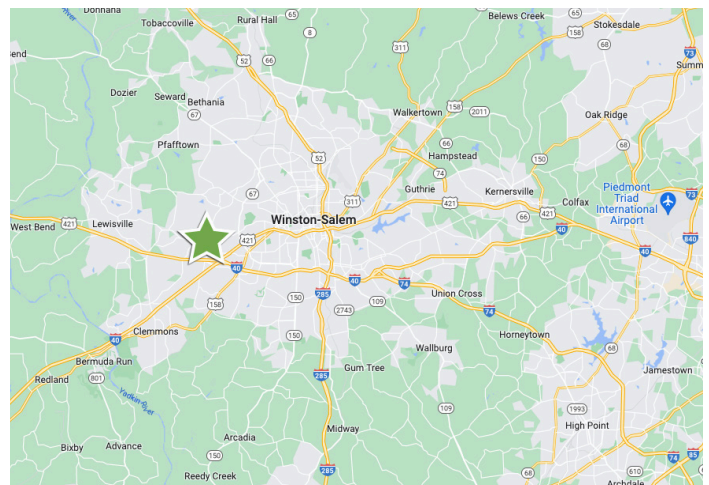
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KEY FEATURES

- ±1,630 SF retail space conveniently located on Country Club Road
- Highly visible property amidst many new and established businesses
- **Sale Price: \$725,000**
- **NOI: \$48,000**
- **Cap Rate: 6.60%**



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WINSTON-SALEM, NORTH CAROLINA

Winston-Salem is located in the Piedmont Triad region of North Carolina about 100 miles west of Raleigh and 80 miles northeast of Charlotte. It is Forsyth County's largest city and currently the fifth largest city in the state. Called the "Twin City" for its dual heritage and "City of Arts and Innovation" for its dedication to fine arts and research, Winston-Salem, is home to multiple reputable employers in the financial industry. Although the city has traditionally been associated with the textile and tobacco industries, Winston-Salem has recently transformed into a leader in the nanotech, high-tech and bio-tech fields. Winston-Salem is home to a number of colleges and universities including Wake Forest University, Winston-Salem State University, UNC School of the Arts, Salem College, and Forsyth Tech Community College.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,309	74,232	171,850
AVERAGE HH INCOME	\$69,702	\$69,551	\$66,978
DAYTIME POPULATION	29,037	109,114	205,906



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PROPERTY INFORMATION

PROPERTY TYPE	Retail, Investment	VPD	20,000
AVAILABLE SF ±	1,630	ROOF	Hip
YEAR BUILT/RENOVATED	1971/1999	EXTERIOR	Brick/Block
ACRES	0.41	TAX PIN	6805-41-0110
ZONING	HB		

PRICING & TERMS

SALE PRICE	\$725,000	NOI	\$48,000
CAP RATE	6.60%	TENANT	Smoke Zone (5 year lease)

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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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