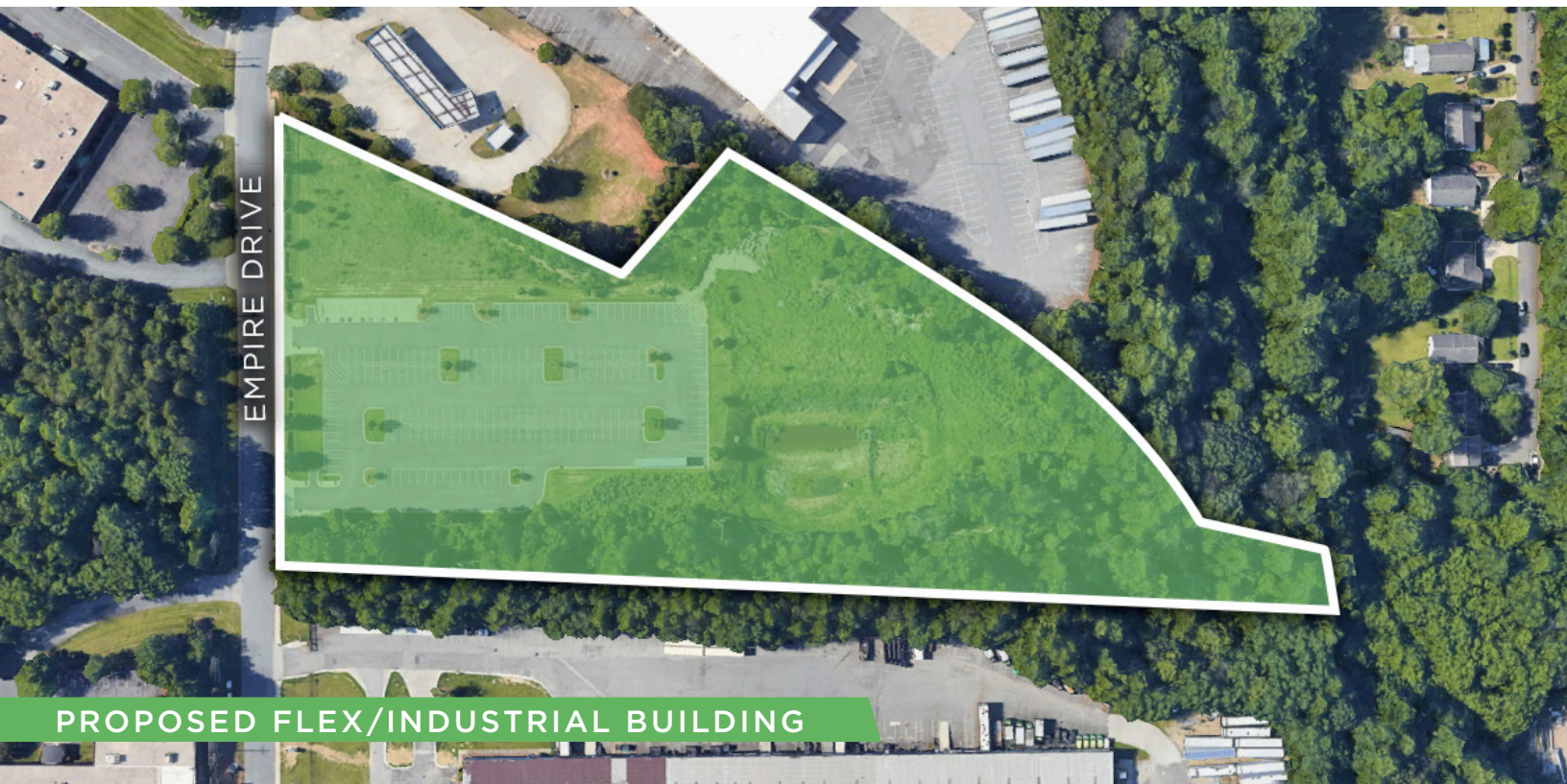


2531 EMPIRE DRIVE

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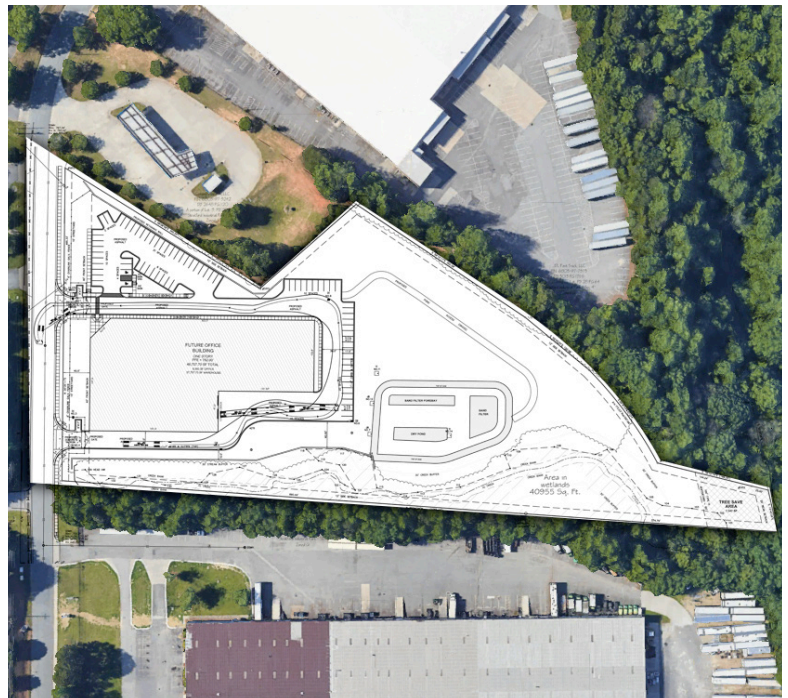


PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	20,000 - 44,000
LAND SIZE	7.16 Acres
LEASE RATE	\$12.00, NNN

DESCRIPTION

±20,000 - 44,000 SF custom build to suit flex/industrial building conveniently located near Stratford Road in Winston-Salem. The site is 2 miles from I-40 and 4.5 miles from Clemmons. Current plans allow for configurable site and building development with acceptable lease terms.



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KEY FACTS

128,116

Population

40.2

Median Age



Average Household Size

92,668

2022 Average Household Income

BUSINESS



5,493

Total Businesses



78,989

Total Employees

EDUCATION

7%

No High School Diploma



21%

High School Graduate



28%

Some College



44%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

71%



Blue Collar

17%



Services

12%

3.7%

Unemployment Rate

INCOME



\$62,074

Median Household Income



\$40,439

Per Capita Income

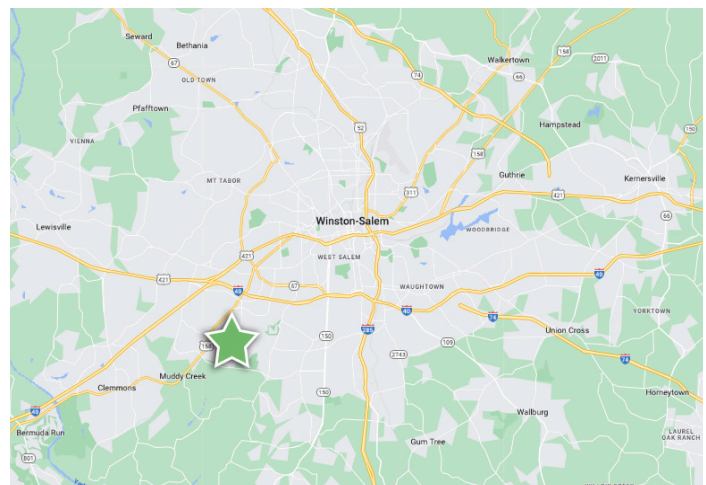


\$115,645

Median Net Worth

KEY FEATURES

- ±20,000 - 44,000 SF build to suit flex/industrial building on 7.16 acres
- Conveniently located in Winston-Salem
- 2 miles from I-40 and 4.5 miles from Clemmons
- Current plans allow for configurable site and building development



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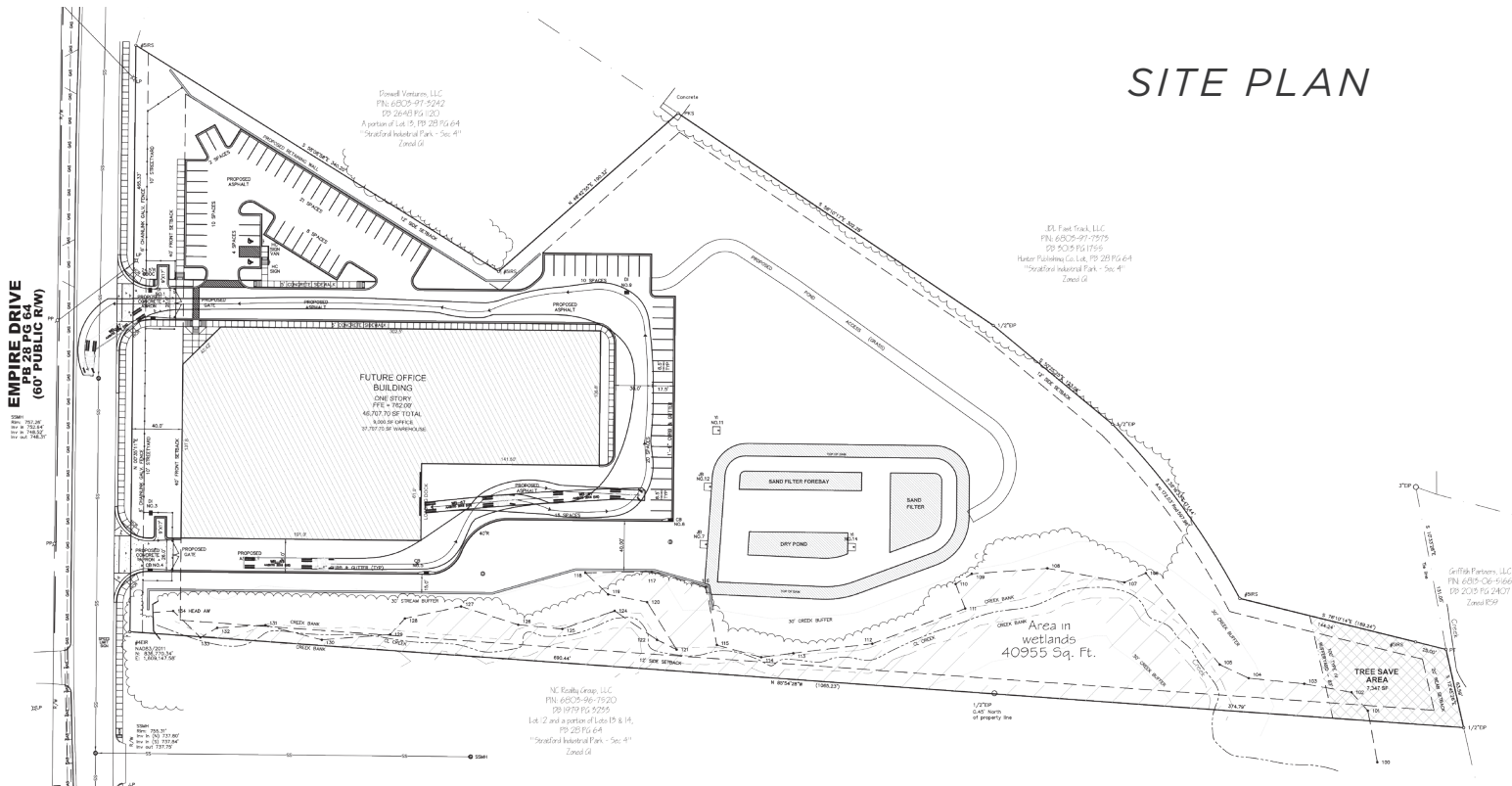
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SITE PLAN



PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	LAND SIZE	7.16 Acres
AVAILABLE SF ±	20,000 - 44,000	TAX PIN	6803-96-6858

PRICING & TERMS

LEASE RATE	\$12.00	LEASE TYPE	NNN
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DESCRIPTION

±20,000 - 44,000 SF custom build to suit flex/industrial building conveniently located near Stratford Road in Winston-Salem. The site is 2 miles from I-40 and 4.5 miles from Clemmons. Current plans allow for configurable site and building development with acceptable lease terms.

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