

640/642 N. CHERRY STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



DOWNTOWN RETAIL/OFFICE SPACE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail, Office
AVAILABLE SF ±	1,620 - 6,840
SALE PRICE	\$553,500
LEASE RATE	\$18.00, Modified Gross

DESCRIPTION

Rare retail/office availability in downtown Winston-Salem offers walkable proximity to restaurants, retail, and multi-family in the nexus of Industry Hill, the Arts District, and West End neighborhood. Open floor plan and Central Business zoning offer a wide variety of uses. Glass storefront, new windows, and commercial HVAC in place with the option to finish interiors as desired. Adjacent to 0.56 acre available land, offering additional development potential. Two commercial parking spaces in front of property with proximal metered parking and parking at Benton Convention Center's lot and Sixth-Cherry/Trade parking deck.



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KEY FEATURES

- ±1,620-6,840 SF available
- Ease of access to parking
- Renovated in 2024
- Open floor plan with the option to finish interiors as desired
- Numerous restaurants, shops, and attractions located within walking distance

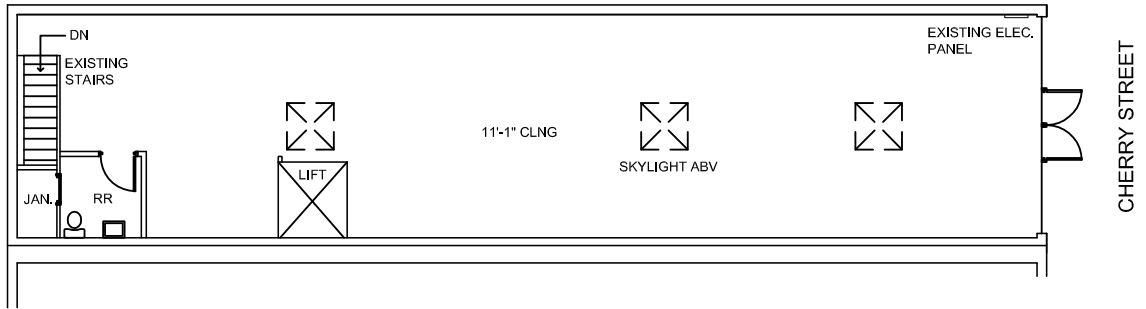


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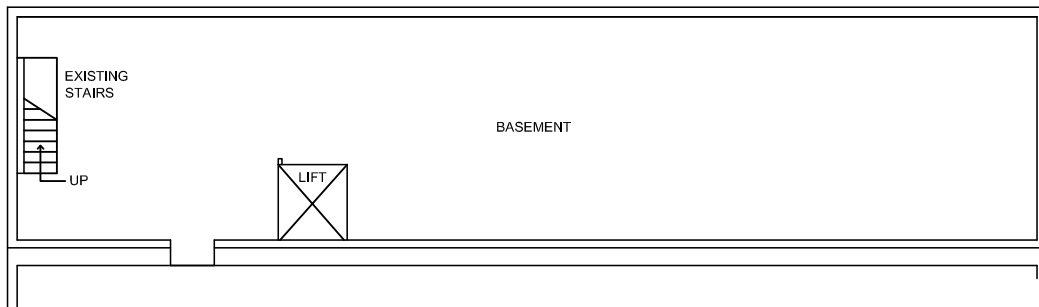
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FLOOR PLAN / 642 N. Cherry Street

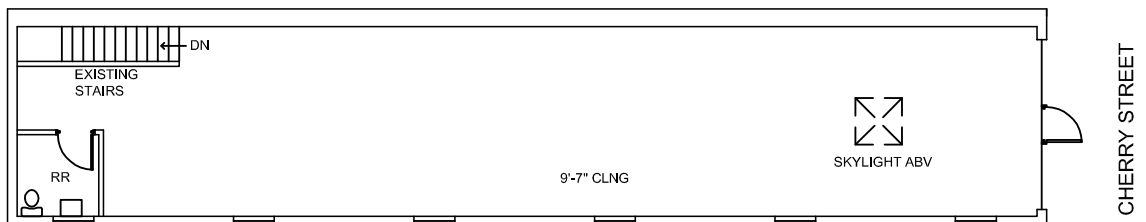


NORTHSIDE - MAIN LEVEL

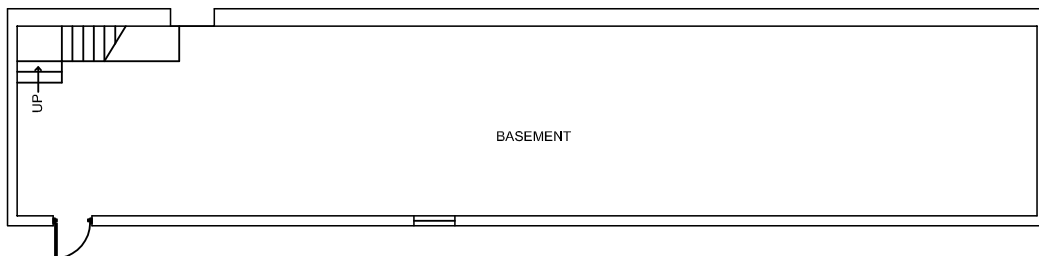


NORTHSIDE - LOWER LEVEL

FLOOR PLAN / 640 N. Cherry Street



SOUTHSIDE - MAIN LEVEL



SOUTHSIDE - LOWER LEVEL

640/642 N. CHERRY STREET

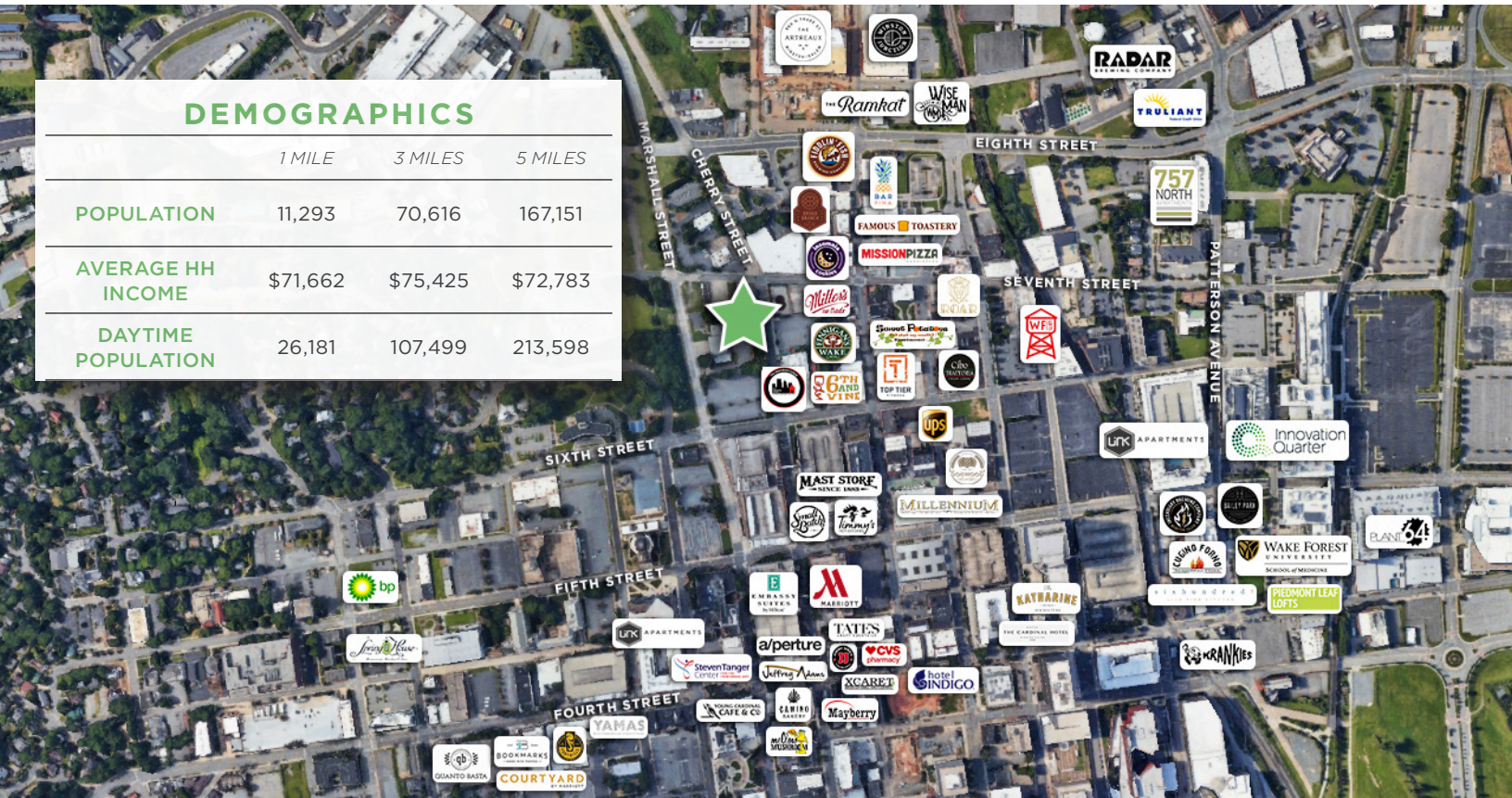
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,293	70,616	167,151
AVERAGE HH INCOME	\$71,662	\$75,425	\$72,783
DAYTIME POPULATION	26,181	107,499	213,598



PROPERTY INFORMATION

PROPERTY TYPE	Retail, Office	ROOF	2024
AVAILABLE SF ±	1,620-6,840	EXTERIOR	Concrete Block/Brick
ACRES ±	0.08	TAX PIN	6835-18-2587
ZONING	Central Business - CB	UTILITIES	Water, Sewer, Electrical, Gas
YEAR BUILT/RENOVATED	1932/2024		

PRICING & TERMS

SALE PRICE	\$553,500	LEASE RATE	\$18.00, Modified Gross
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