

4807 COUNTRY CLUB ROAD

FOR LEASE | WINSTON-SALEM, NC 27104

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	2,021
LEASE RATE	\$25.00, NNN

DESCRIPTION

±2,021 SF retail space available on Country Club Road, between Jonestown Road and Peace Haven Road. Built out as a medical office, it features a lobby, reception area, five exam rooms, a lab, a break room, an X-ray room, an office, and two handicap-accessible restrooms. Built in 2019, with nationally branded co-tenants. There is ample parking, and VPD on Country Club Road is 21,500. Sublease through October, 2030. Landlord could be open to new lease with acceptable terms.



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LOBBY/RECEPTION



RECEPTION/
NURSE'S STATION



EXAM ROOM



LAB



BREAKROOM



X-RAY ROOM

L | T

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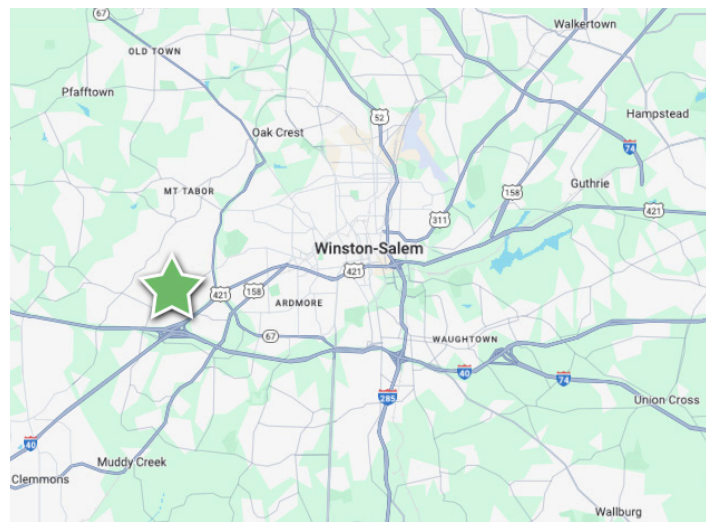
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KEY FEATURES

- Features a lobby, reception area, five exam rooms, a lab, a break room, an X-ray room, an office, and two handicap-accessible restrooms
- Built in 2019, interior built out in 2023
- Nationally branded co-tenants
- Ample parking
- Sublease through October, 2030



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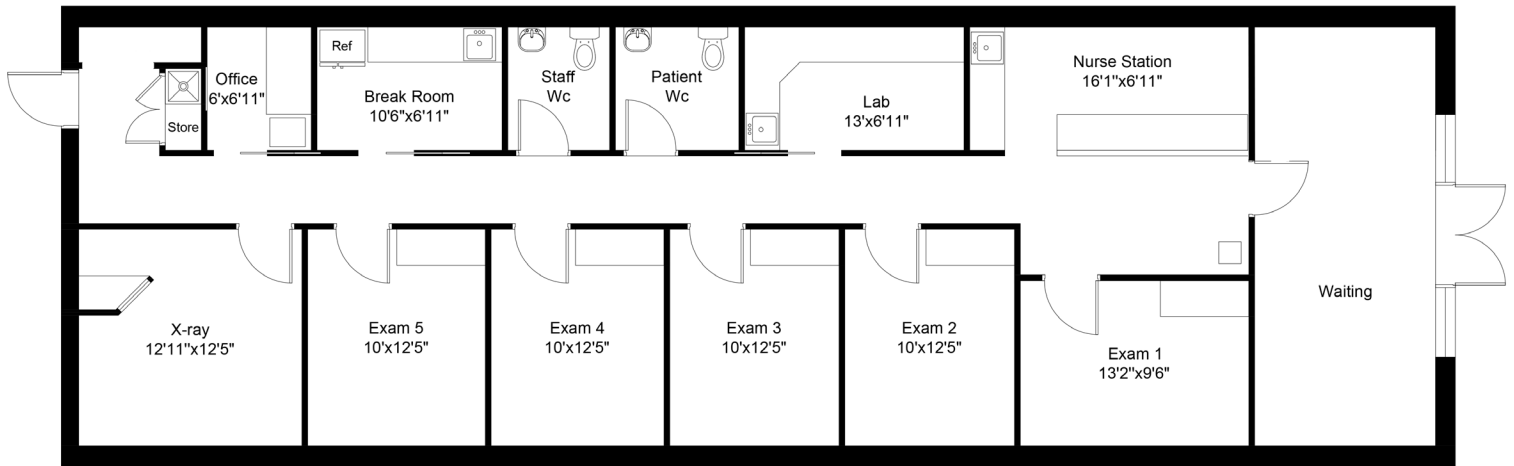
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PROPERTY INFORMATION

PROPERTY TYPE	Retail	ROOF	Rubber
AVAILABLE SF ±	2,021	ELECTRICAL	City
YEAR BUILT	2019	HEAT	Central
PARKING	50 spots	AIR	Central

PRICING & TERMS

LEASE RATE	\$25.00, NNN	TICAM	\$5.29 psf
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