

4021 COUNTRY CLUB ROAD

FOR LEASE | WINSTON-SALEM, NC 27104

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	9,600
LEASE RATE	\$14.00, NNN

DESCRIPTION

Located in a desirable area on Country Club Road in Winston-Salem, this ±9,600 SF retail space offers exceptional visibility. The vehicles per day on this section of Country Club Road is approximately 15,500. The property features a reception area and three large, versatile rooms that can be customized for a multitude of business uses. Potential for outdoor patio/recreational area. Landlord's creatively brainstorming facade improvements as well. Located less than 1 mile to Silas Creek Parkway, less than 2 miles from US-421 and I-40, and convenient to Lewisville and Clemmons.



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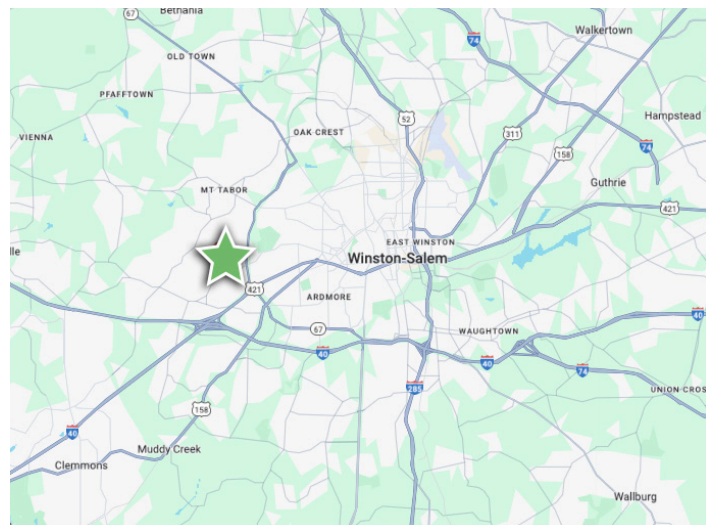
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KEY FEATURES

- Located in a desirable area on Country Club Road in Winston-Salem
- Exceptional visibility, 15,500 VPD
- Potential for outdoor patio/recreational area
- Located less than 1 mile to Silas Creek Parkway, less than 2 miles from US-421 and I-40
- Convenient to Lewisville and Clemmons



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PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Strip Center
AVAILABLE SF ±	9,600	FLOORS	1
ACRES	2.22	ROOF	Flat
YEAR BUILT/RENOVATED	1964/1991	EXTERIOR	Brick
ZONING	LB-L	TAX PIN	6805-94-9195

PRICING & TERMS

LEASE RATE	\$14.00	LEASE TYPE	NNN
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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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