

557 S. STRATFORD ROAD

FOR SUBLEASE | WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE

WELL-LOCATED RETAIL SPACE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	15,712
LEASE RATE	\$20.00, NNN

DESCRIPTION

±15,712 SF of retail well located on major retail corridor of Winston-Salem. The building features ample parking, dock door access, and 16'+ clearance height. Co-tenants include Total Wine and Carrabba's Italian Grill. Great visibility, excellent access to I-40, Hanes Mall Blvd., Thruway Shopping Center, and surrounding affluent neighborhoods.



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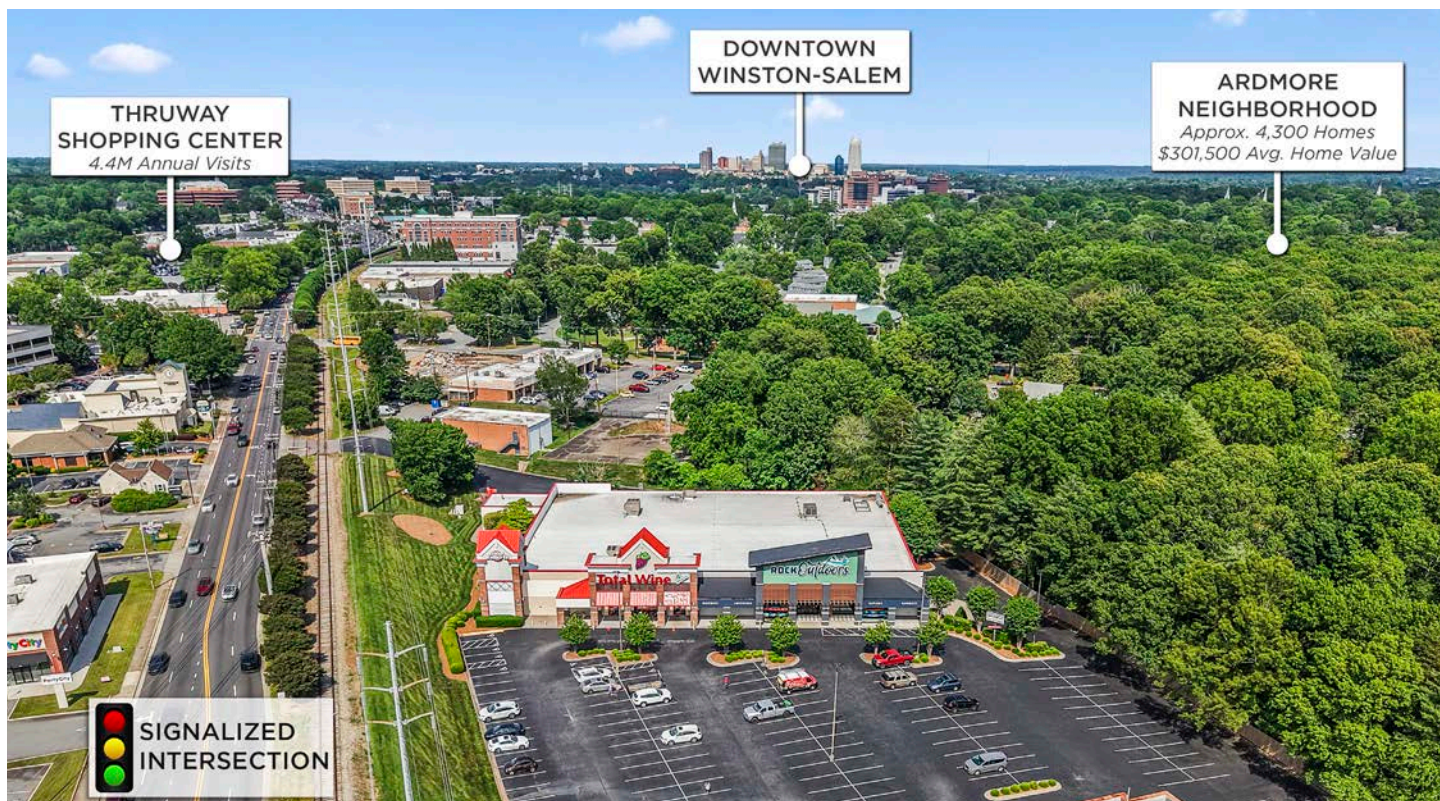
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,972	72,993	178,065
AVERAGE HH INCOME	\$150,781	\$121,470	\$106,825
DAYTIME POPULATION	36,568	129,175	224,965

PROPERTY DETAILS

PROPERTY TYPE	Retail	DOCK DOORS	1
AVAILABLE SF ±	15,712	SPRINKLERED	Yes
YEAR BUILT	1985	CEILING HEIGHT	16'2" - 18'
ZONING	HB	TAX PIN	6815-92-3906

PRICING & TERMS

LEASE RATE	\$20.00	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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