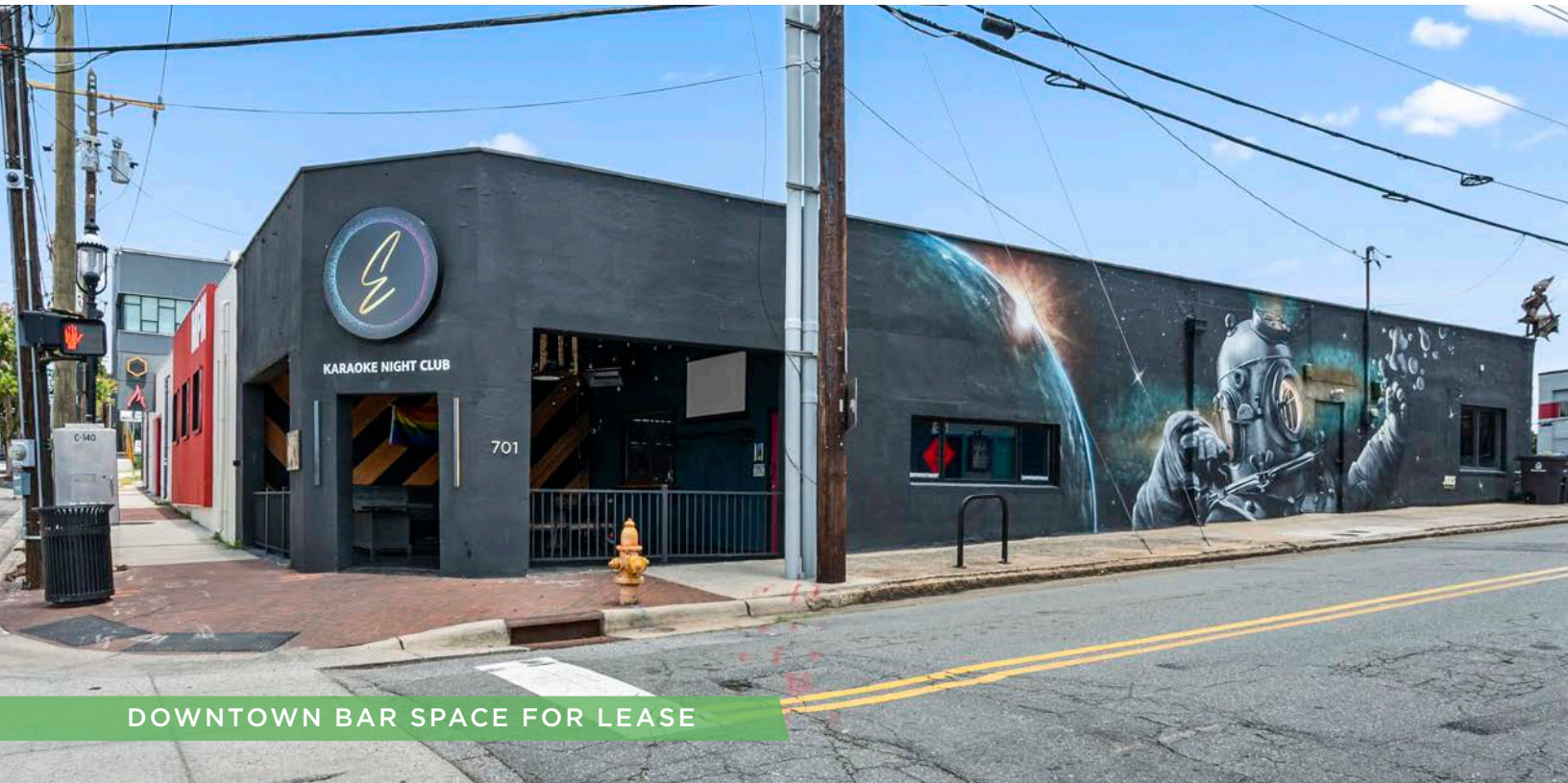


# 701 N. TRADE STREET

FOR LEASE | WINSTON-SALEM, NC 27101

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DOWNTOWN BAR SPACE FOR LEASE

## PROPERTY HIGHLIGHTS

|                |                         |
|----------------|-------------------------|
| PROPERTY TYPE  | Retail/Bar              |
| AVAILABLE SF ± | 1,760                   |
| LEASE RATE     | \$19.50, Modified Gross |

## DESCRIPTION

Prime retail/bar space available in the heart of Trade Street in downtown Winston-Salem! The interior space is ±1,760 SF and features a bar area, space for a lounge or dance floor, stage, A/V booth, and 2 restrooms. Not counted in the overall square footage is a large ±502 SF covered patio in front. A perfect spot for enjoying the downtown vibes and the vibrant arts district. Located on the corner of N. Trade Street and 7th Street, surrounded by great retailers, restaurants, and bars.



PATIO SPACE

KATIE HAYES

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

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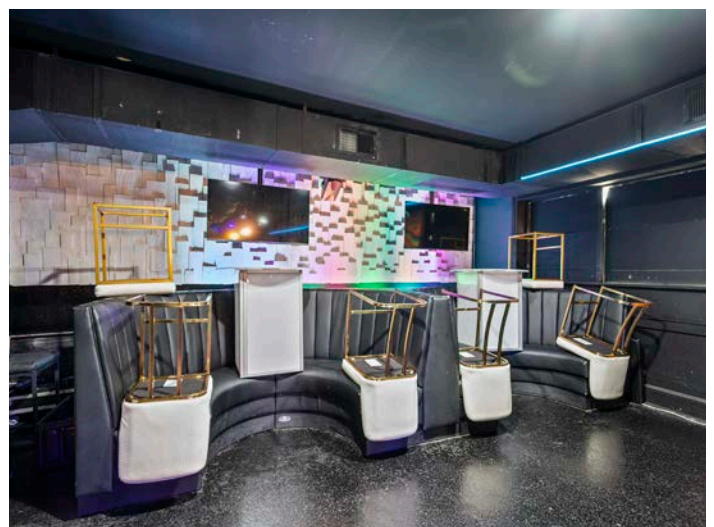
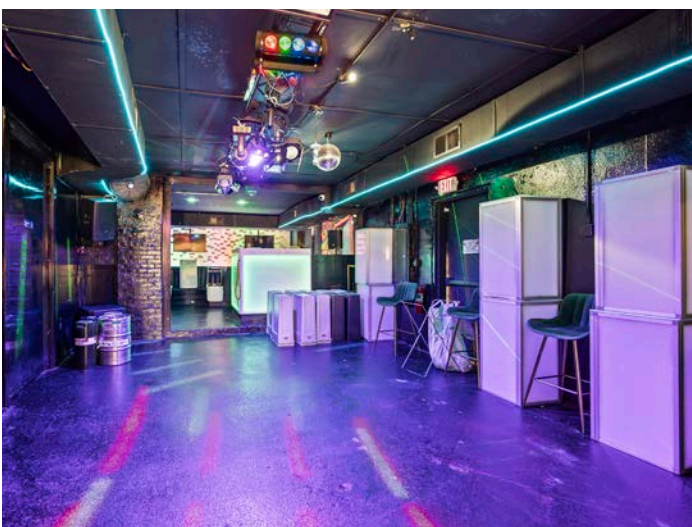
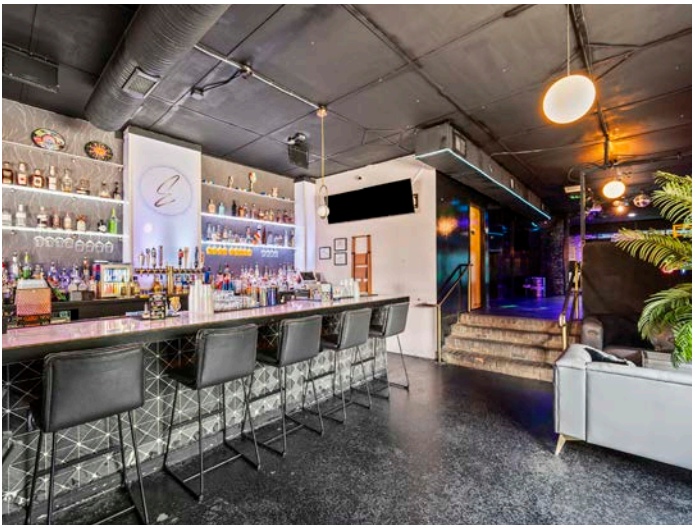
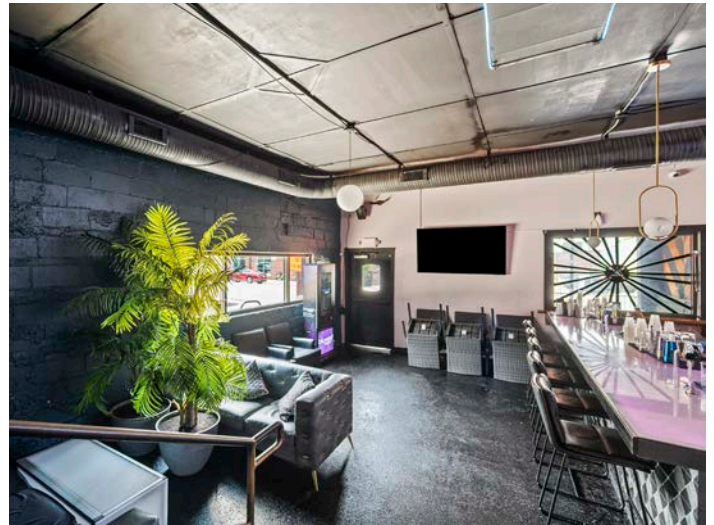


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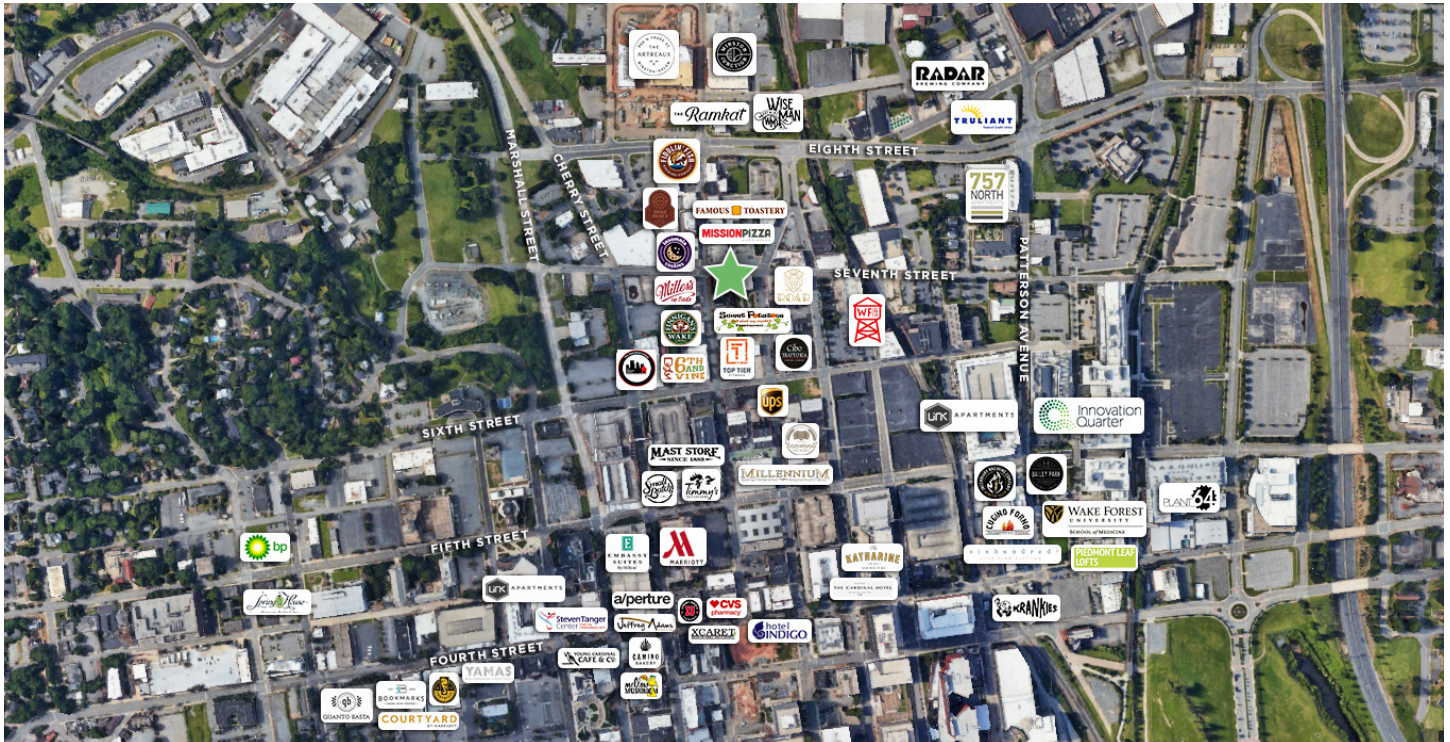


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## PROPERTY INFORMATION

|                |        |                  |                |
|----------------|--------|------------------|----------------|
| PROPERTY TYPE  | Retail | PROPERTY SUBTYPE | Bar            |
| AVAILABLE SF ± | 1,760  | EXTERIOR         | Concrete Block |
| YEAR BUILT     | 1922   | ZONING           | CB             |
| YEAR REMODELED | 2019   | TAX PIN          | 6835-18-8658   |

## PRICING & TERMS

|            |         |            |                |
|------------|---------|------------|----------------|
| LEASE RATE | \$19.50 | LEASE TYPE | Modified Gross |
|------------|---------|------------|----------------|

## DESCRIPTION

Prime retail/bar space available in the heart of Trade Street in downtown Winston-Salem! The interior space is ±1,760 SF and features a bar area, space for a lounge or dance floor, stage, A/V booth, and 2 restrooms. Not counted in the overall square footage is a large ±502 SF covered patio in front. A perfect spot for enjoying the downtown vibes and the vibrant arts district. Located on the corner of N. Trade Street and 7th Street, surrounded by great retailers, restaurants, and bars.

*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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