

131 W. 4TH STREET

OFFICE BUILDING FOR SALE



131 W 4TH ST
WINSTON SALEM, NC 27101

PROPERTY DESCRIPTION

“The Arcade Building” - Historic multi-story retail/office destination located in the heart of downtown Winston-Salem. This iconic building offers a high-visibility corner storefront at street level and open shell spaces above — ideal for retail brands, professional services, keyman suites, creative studios, and more. Strategically located in an active urban hub with constant foot traffic, the property offers high visibility and an opportunity to reimagine a cornerstone of downtown Winston-Salem.

PROPERTY HIGHLIGHTS

- New elevator and windows
- Fully sprinklered
- First floor completely renovated with historic tin ceiling restored
- First floor designed for retail with existing retail tenant – term through 02/28/2026

OFFERING SUMMARY

Sale Price	\$1,950,000
Building Size	±14,809 SF

Dom Maggio

443.540.9293
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Nick Gonzalez

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Golf Simulator Rendering



Office Rendering

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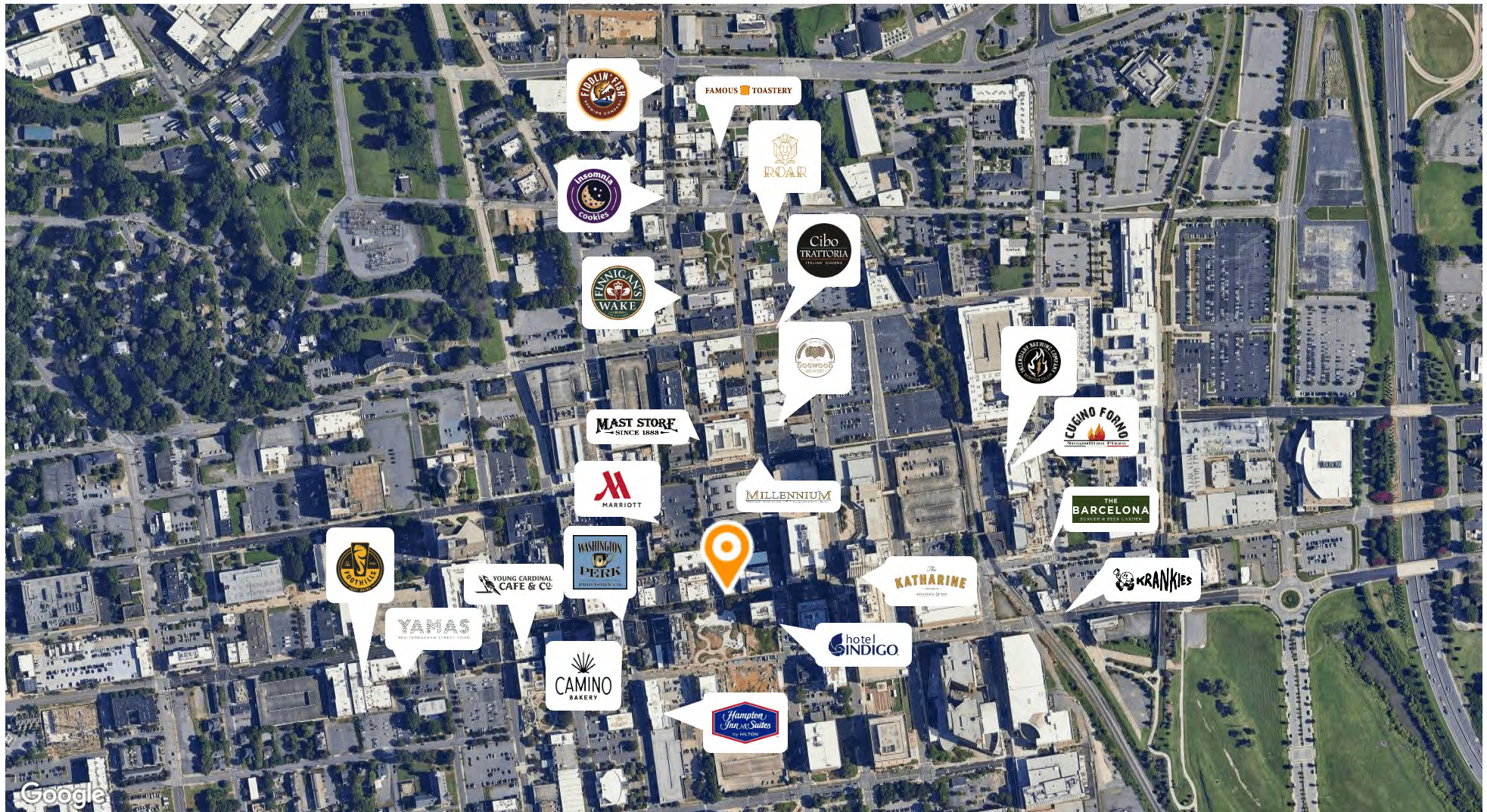
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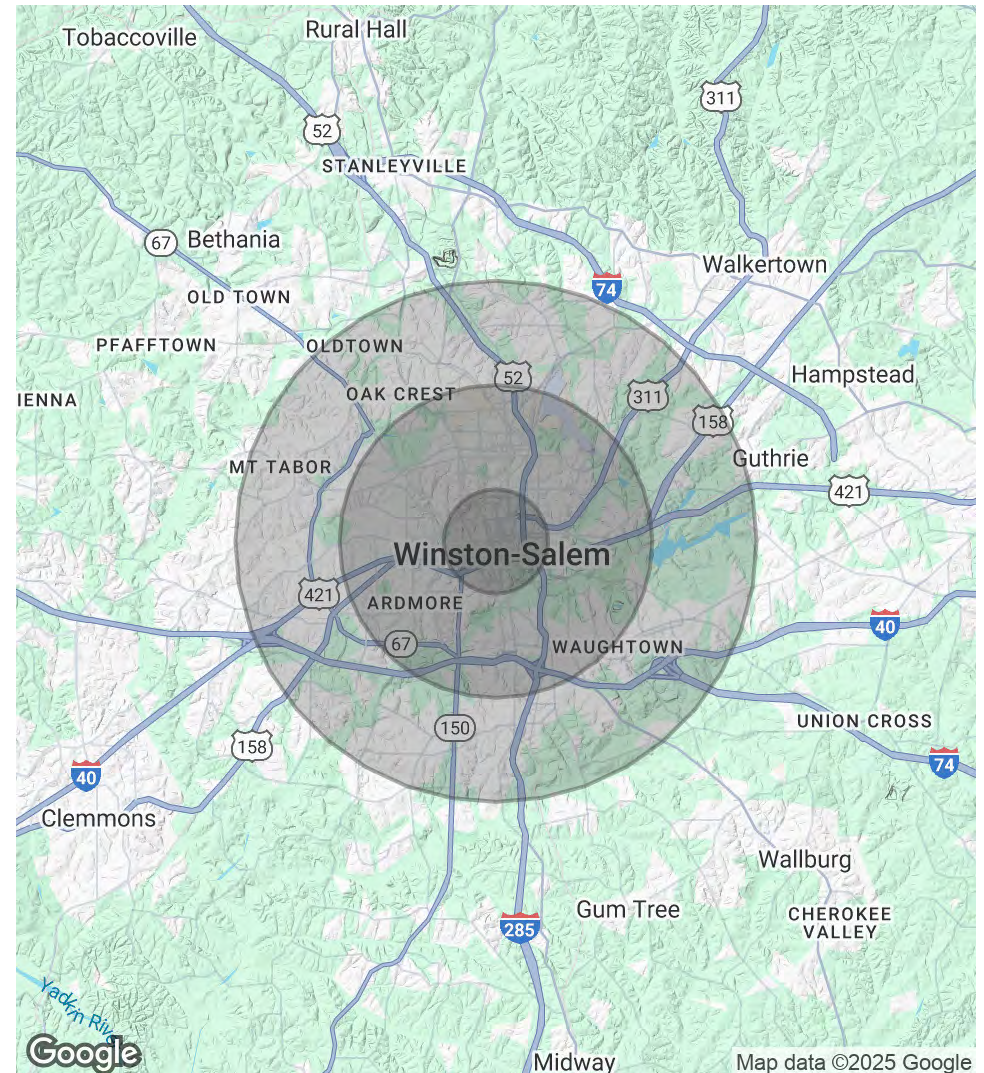
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,119	72,034	167,538
Average Age	39	38	39
Average Age (Male)	39	37	37
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,901	29,295	68,971
# of Persons per HH	1.9	2.5	2.4
Average HH Income	\$76,903	\$73,506	\$74,670
Average House Value	\$339,928	\$285,582	\$262,002



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LOCATION INFORMATION

Street Address	131 W 4th St
City, State, Zip	Winston Salem, NC 27101

PROPERTY INFORMATION

Property Type	Office
Zoning	CB-WO
Lot Size	0.11 Acres
Building Size	14,809 SF
Number of Floors	3
Year Built	1907
Year Last Renovated	2015
Number of Buildings	1

SALE PRICE: \$1,950,000

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