



LEASE OR SALE

HIGH PROFILE RETAIL CORNER DOWNTOWN
4th & Trade Street | Winston-Salem, NC

CHARLIE FREEMAN
WILL NASON
O: 336-768-4410
charlie@freemancommercial.com
will@freemancommercial.com

FREEMAN | COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

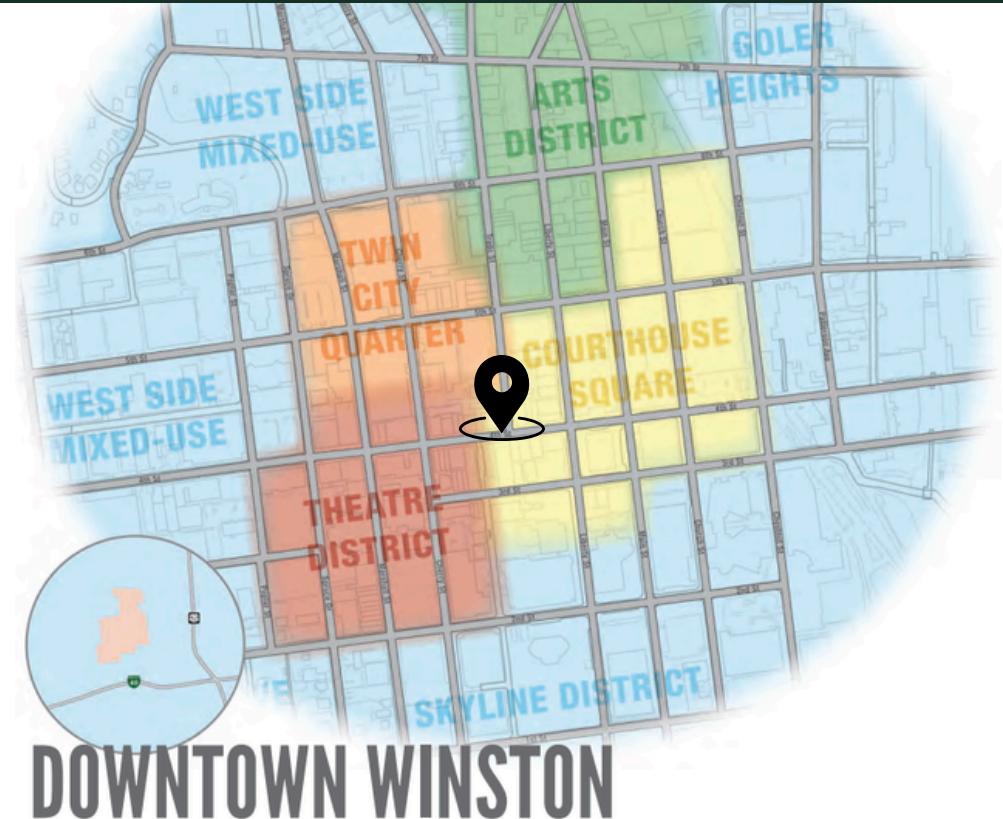
FOR SALE/LEASE

201 W 4th STREET
WINSTON-SALEM, NC 27103

Centrally located within Winston-Salem's walkable districts, this high profile corner is surrounded by shops, entertainment venues, restaurants, hotels and office. These destination activities and other establishments help provide an influx of visitors and residents that make the area exceptionally vibrant and rich with activity.

- Available for lease:** 2,000-6,000 SF, with prominent signage and significant street frontage
- Land Area:** +/- .15 AC
- Total Building Area:** +/- 6,000 SF
- Zoning:** Central Business
- Lease Rate:** \$22.00/psf, NNN
- Sale Price:** \$1,600,000

CHARLIE FREEMAN
WILL NASON
O: 336-768-4410
charlie@freemancommercial.com
will@freemancommercial.com

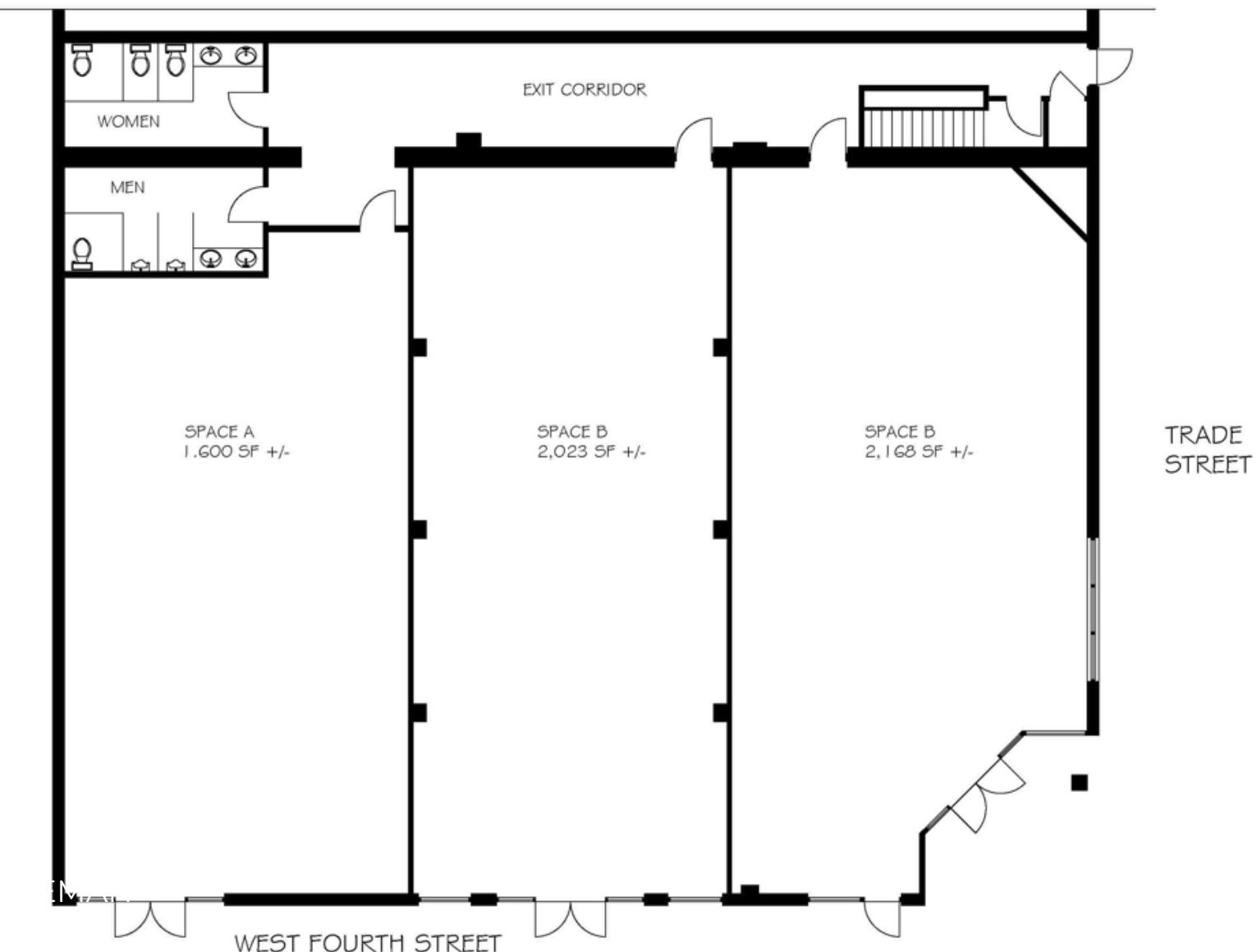


DOWNTOWN WINSTON

DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Population	71,442	167,417	258,575
Households	29,490	69,346	106,720
Total Businesses	4,430	7,886	10,130
Total Employees	71,442	167,417	258,575

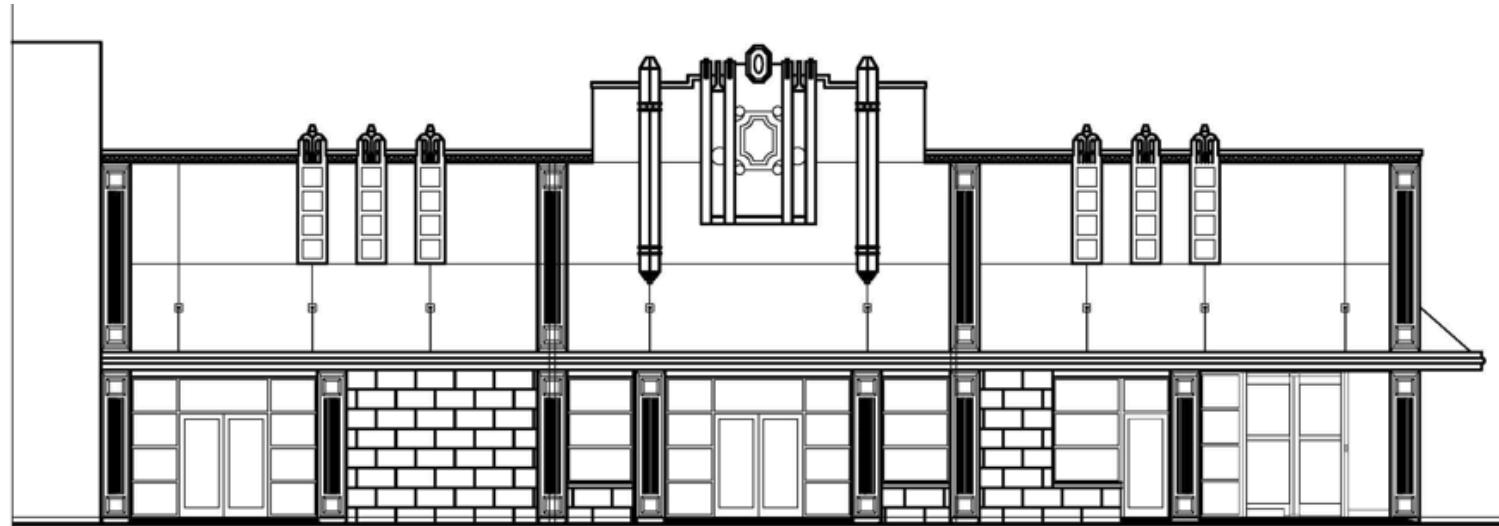
PROPOSED FLOOR PLAN

FOR SALE/LEASE

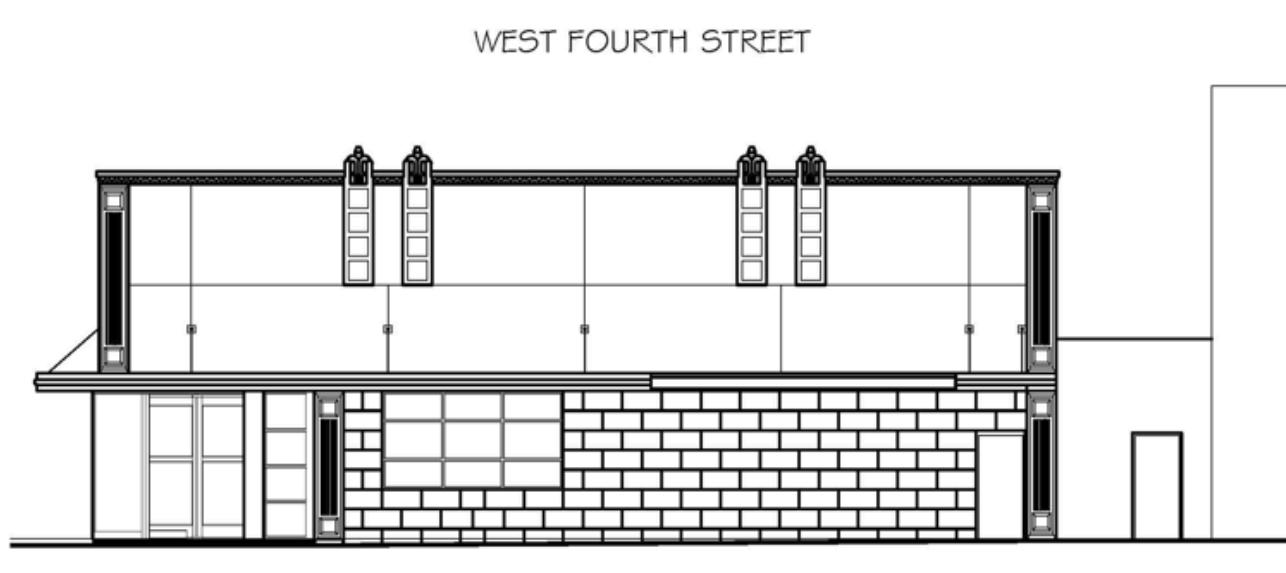


FUTURE ELEVATIONS

FOR SALE/LEASE



WEST FOURTH STREET



TRADE STREET



CHARLIE FREEMAN

O: 336-768-4410

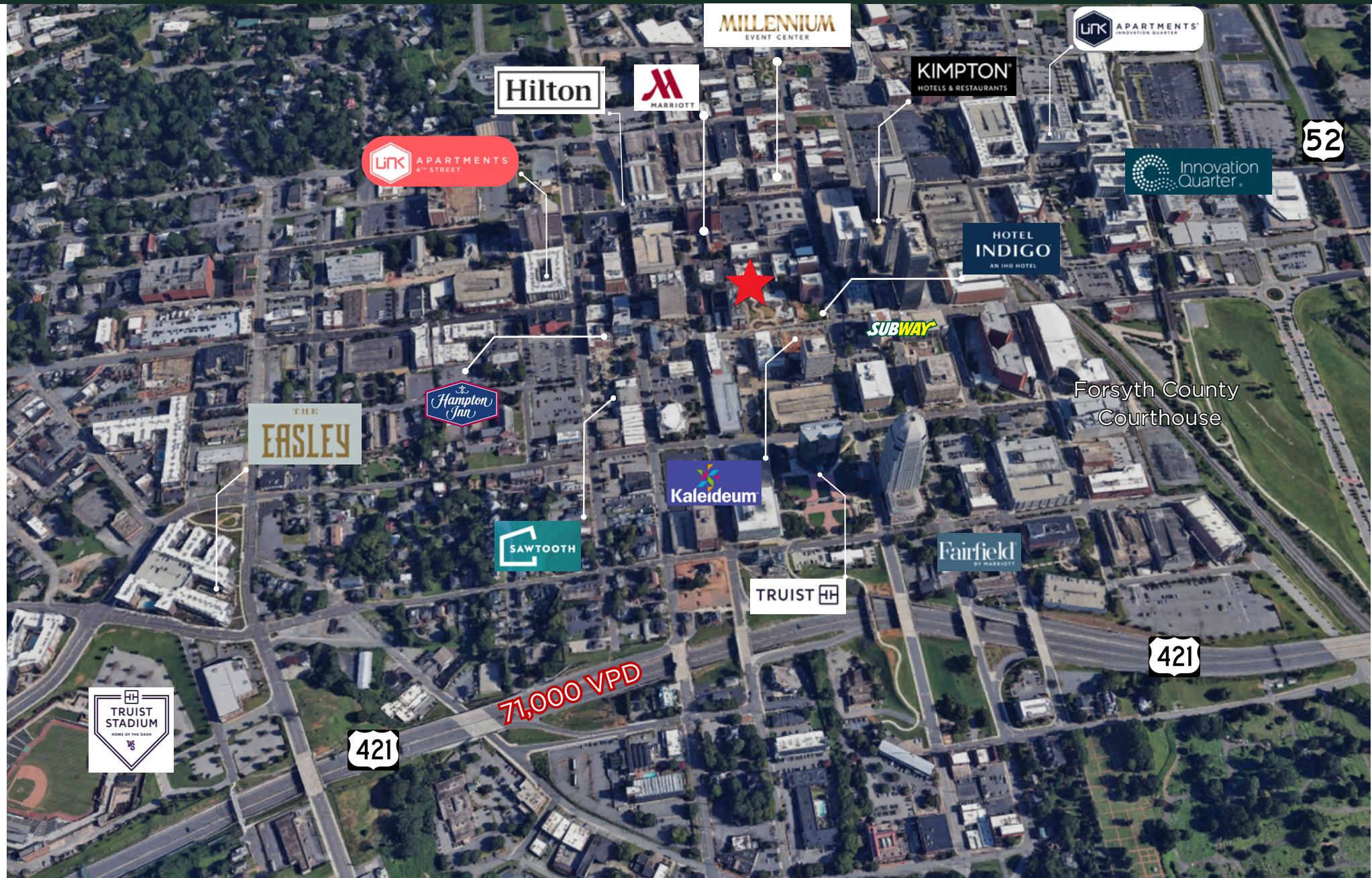
charlie@freemancommercial.com

1255 CREEKSHIRE WAY, SUITE 200 | WINSTON-SALEM, NC 27103 | 336-768-4410 | WWW.FREEMANCOMMERCIAL.COM

No warranty or representation is made to the accuracy of the information contained herein. All information is subject to change or withdrawal. No liability is assumed for an inaccuracy of any information.

FREEMAN | COMMERCIAL REAL ESTATE LOCATION

FOR SALE/LEASE



1255 CREEKSHIRE WAY, SUITE 200 | WINSTON-SALEM, NC 27103 | 336-768-4410 | WWW.FREEMANCOMMERCIAL.COM

No warranty or representation is made to the accuracy of the information contained herein. All information is subject to change or withdrawal. No liability is assumed for an inaccuracy of any information.