



Baldwin

PROPERTIES

Serving The Triad Since 1928

NC R
REALTORS REALTOR

Retail Space Opportunity

FOR LEASE

\$12 SF



Retail Space Opportunity

4404 Old Rural Hall Rd,
Winston Salem NC 27105



Mike Gatton
Broker
(704) 902-3636
mike@baldwinco.com



Elvis Quinteros
Broker
(336) 926-8387
elvis@baldwinco.com

Baldwin
PROPERTIES



Retail Space Opportunity

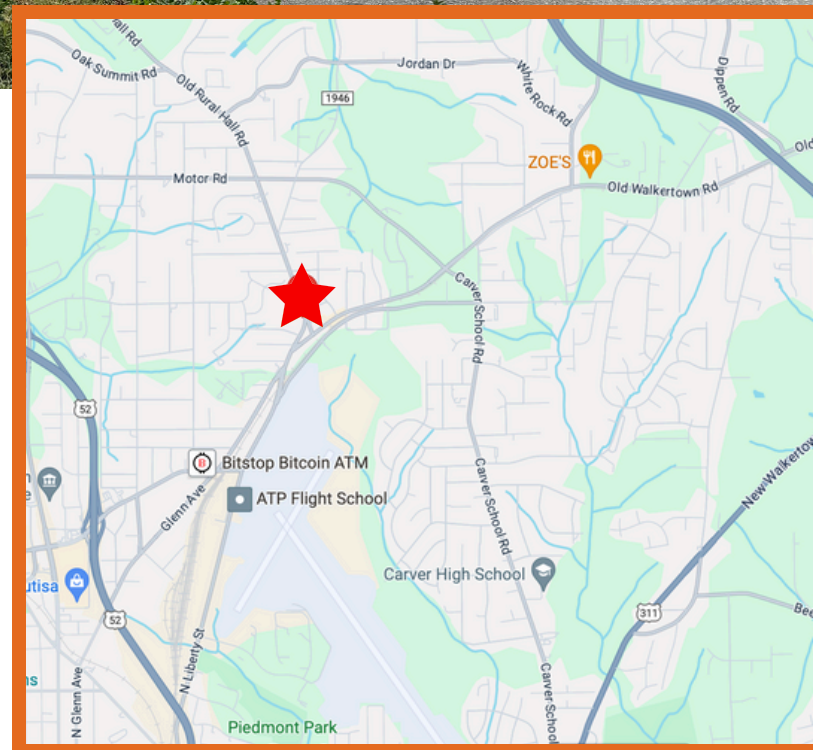
FOR LEASE

\$12 SF



HIGHLIGHTS

- Retail Space For Lease 9,315 SF +/-
- 5,700 AADT
- 10' - 12' ceiling height
- 33 Parking Spaces
- Pylon Sign
- Shelving, Refrigerators, Carts, Monitors, and other equipment available for Lease / Purchase.
- New HVAC Unit
- Less than 1 mile from I-74



Retail Space Opportunity

FOR LEASE

\$12 SF



4404 OLD RURAL HALL ROAD WINSTON-SALEM, NC

\$12 / SF - 9,315 SF - 1 ACRE LOT

Great Stand Alone Retail Opportunity

Stand Alone retail space with a diverse range of uses. Formerly a Family Dollar - most upfit will be cosmetic. Landlord is willing to lease over 30 isles of shelving, grocery and moving carts, TV security monitors, Nestaflex conveyors, Master-bilt refrigerators, and more. Space has approximately 7,600 +/- SF of retail space, 680 +/- of storage space, and an additional office, break area, and employee restrooms. Space boasts significant parking spaces and sites on a 1-acre lot, offers pylon signage, and a new HVAC unit. Please contact brokers for a showing.

HIGHLIGHTS

Square Feet	AADT	Parking Spaces
9,315 +/-	5,700	33



Mike Gatton
Broker
(704) 902-3636
mike@baldwinco.com



Elvis Quinteros
Broker
(336) 926-8387
elvis@baldwinco.com

Baldwin
PROPERTIES



Baldwin

PROPERTIES

Serving The Triad Since 1928

Mike Gatton

Broker

(704) 902-3636

mike@baldwinco.com

Elvis Quinteros

Broker

(336) 926-8387

elvis@baldwinco.com

