

**Vineyard Plaza Shopping Center**  
**±1,209 SF Retail / Office Space**  
**Available for Lease**  
**Winston-Salem, NC**

**Hubbard**  
COMMERCIAL



**AVAILABLE:**

± 1,209 SF

**USES:**

Retail or Office

**LEASE RATE:**

\$13.00 / PSF, Modified Gross Lease

**CURRENT TENANTS:**

Food Lion, Auto Zone, Heritage Hardwood Floors, Core Control, Magdalen's Tailoring, E-Smoke, M&W Business Center, Twin City Sports, Clean Wave

**ZONING:**

HB (Highway Business)

**LOCATION:**

4820 County Club Road, Winston-Salem NC 27104

**SUMMARY:**

This prime location is heavily trafficked and offers an excellent opportunity for any business. Easy access to County Club Road & Jonestown Road.

**HUBBARD COMMERCIAL**

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# OVERVIEW



## PROPERTY HIGHLIGHTS

Signage available

Onsite parking available

±59,812 SF building

Private restrooms available

### Walking distance to dining and retail

## Desirable demographics

1972

## OCCUPANCY:

97.97%

## ZONING:

## HB (Highway Business)



# DEMOGRAPHICS

## Population



|        |                |
|--------|----------------|
| 1 Mile | 9,214 people   |
| 3 Mile | 55,380 people  |
| 5 Mile | 129,449 people |

## Households



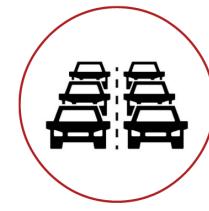
|        |        |
|--------|--------|
| 1 Mile | 4,512  |
| 3 Mile | 24,451 |
| 5 Mile | 57,150 |

## Average Household Income



|        |           |
|--------|-----------|
| 1 Mile | \$73,168  |
| 3 Mile | \$103,788 |
| 5 Mile | \$104,044 |

## Traffic Count



23,500+/- vehicles per day

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