

# FREEMAN | COMMERCIAL REAL ESTATE

NOVANT  
HEALTH

Stratford Rd.

Old Vineyard Rd.

Vest Mill Rd.

421

85,846 VPD

INTERSTATE  
40

AtriumHealth  
Wake Forest Baptist

FOR SALE

## VEST MILL PROFESSIONAL PARK 5 AVAILABLE SITES | WINSTON-SALEM, NC

- + Well located I-40/Hwy 421
- + Storm water already in place increasing usable acreage

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## HIGHLIGHTS

- Graded shovel ready sites with utilities
- Storm water in place, increasing usable acreage
- Rare General Office zoning with no special use restrictions, allowing a long list of office, medical, institutional, and residential uses
- Adjacent to nearly 150 acre office park between I-40 and Hwy 421 in Winston's largest retail/medical market

### LOT 1

SIZE	1.2 +/- AC
SALE PRICE	\$418,000 +/-

### LOT 3

SIZE	1 +/- AC
SALE PRICE	\$348,000 +/-

### LOT 4

SIZE	1 +/- AC
SALE PRICE	\$348,000 +/-

### LOT 5

SIZE	1.5 +/- AC
SALE PRICE	\$523,000 +/-

### LOT 6

SIZE	1.2 +/- AC
SALE PRICE	\$418,000 +/-









## DEMOGRAPHICS & LOCATION



### POPULATION

3 mi. - 61,554  
5 mi. - 152,969  
7 mi. - 261,673



### AVERAGE HH INCOME

3 mi. - \$101,313  
5 mi. - \$103,564  
7 mi. - \$96,901



### ACCESSIBILITY

Excellent access to  
heavily traveled  
Stratford corridor, I-40  
& Hwy 421

