



Baldwin PROPERTIES

Serving The Triad Since 1928



Retail Space Opportunity

FOR LEASE

\$9 SF / NNN



Retail Space Opportunity

4404 Old Rural Hall Rd,
Winston Salem NC 27105



Mike Gatton

Commercial Broker
(704) 902 3636
mike@baldwinco.com
www.baldwinco.com

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HIGHLIGHTS

- Retail Space For Lease 9,315 SF +/-
- 5,700 AADT
- 10' - 12' ceiling height
- 33 Parking Spaces
- Pylon Sign
- New HVAC Unit
- Less than 1 mile from I-74



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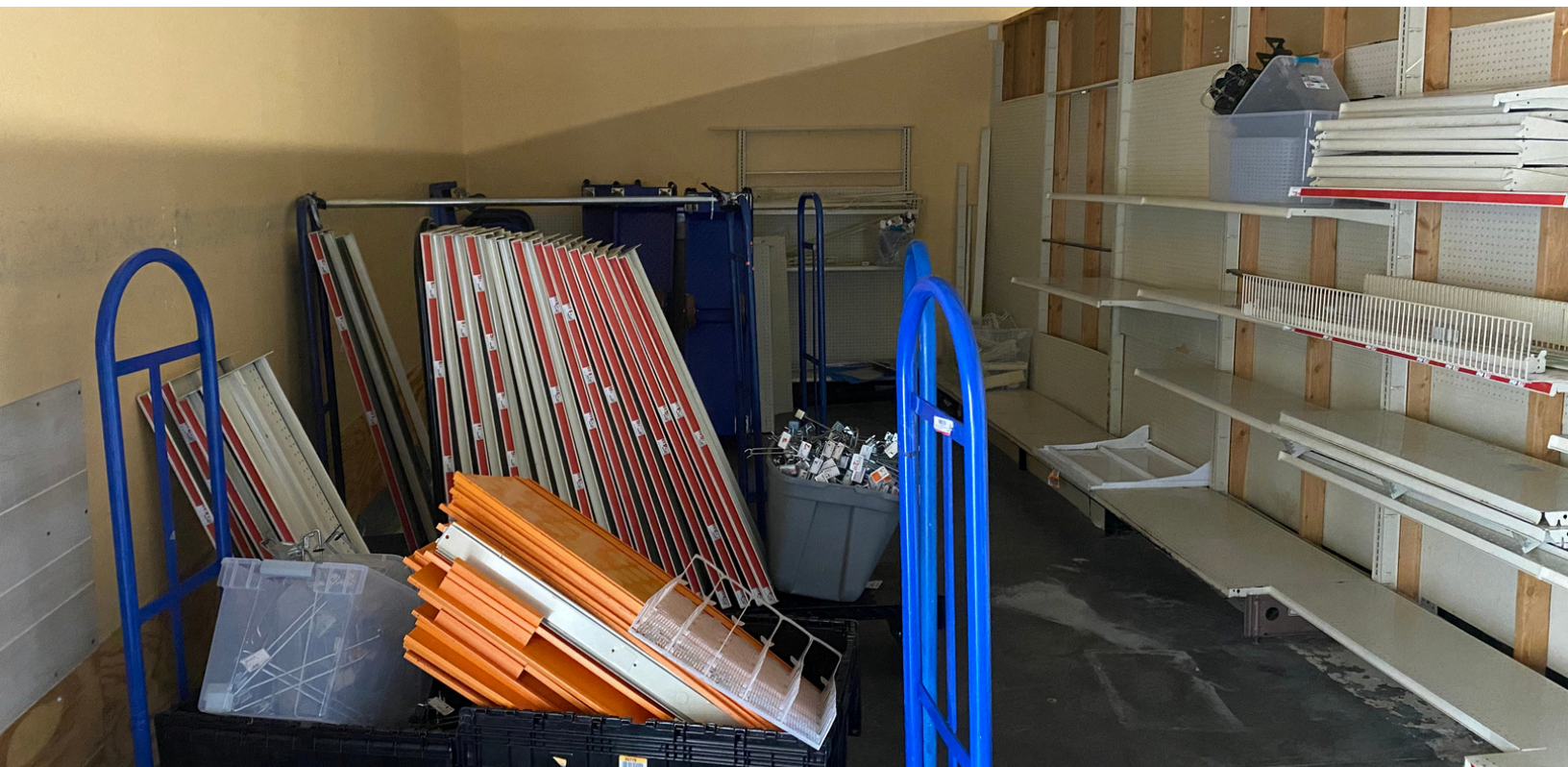
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4404 OLD RURAL HALL ROAD WINSTON-SALEM, NC

\$9 / 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. 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
9,315 +/-

AADT
5,700

Parking Spaces
33



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