



KEY FEATURES

- ± 9,230 SF
- ± 1.3 Acres
- Built in 2011
- 30 Parking Spaces
- Zoning: General Business
- Sold Vacant
- Dollar General Lease Expires 7/31/26

RETAIL - FOR SALE OR LEASE

\$1,260,000 / \$11.50 PSF NNN

3414 N Patterson Ave

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Winston Salem, NC 27105

Excellent retail opportunity of a former Dollar General store in Winston-Salem. This property is available for sale (vacant) or for lease upon current tenant's lease expiration of 7/31/26.

LEARN MORE ABOUT THIS PROPERTY

JEFF ANDREWS, SIOR

Jeff@commercialrealtync.com

336.793.0890, ext 103

STEVE VALLOS

Steve@commercialrealtync.com

336.793.0890, ext 105

RETAIL - FOR SALE OR LEASE

\$1,260,000 / \$11.50 PSF NNN



3414 N Patterson Ave

LOCATION

Address	3414 North Patterson Ave			City	Winston-Salem
State	North Carolina	Zip	27105	County	Forsyth

PROPERTY DETAILS

Total Available SF ±	9,230	Acres ±	1.3	Parking ±	30 Spaces
Year Built	2011				

UTILITIES

Water	City	Sewer	City
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TAX INFORMATION

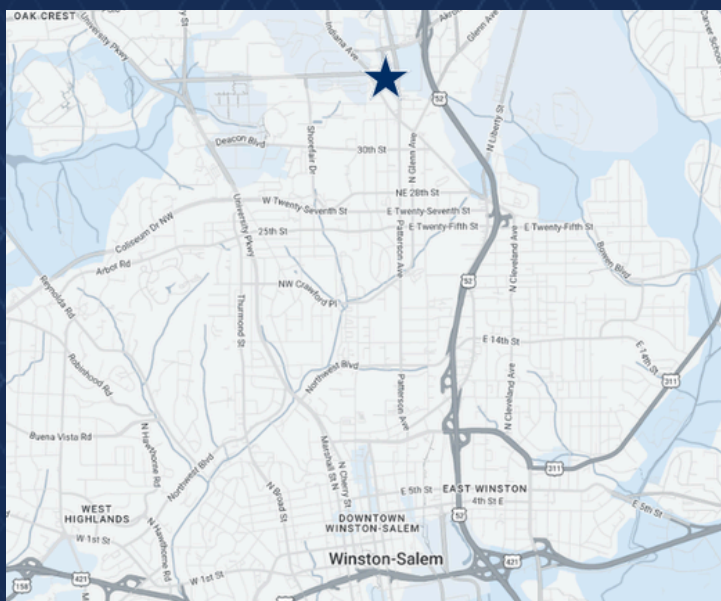
Zoning	GB- General Buisness	Tax Pin	6836-39-0853
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PRICING & TERMS

Sale Price	\$1,260,000	Lease Rate	\$11.50 PSF NNN
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INDUSTRIAL - FOR LEASE

\$1,260,000 / \$11.50 PSF NNN



LOCATION FEATURES

- Quick access to major routes including US-52 / I-74 corridor
- Located 3 miles from Wake Forest University
- Close proximity to Downtown Winston-Salem