

M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

Investment Property Portfolio

GBX

# 622-632 N. Trade Street

## Winston-Salem, NC 27101



PRICE

\$3,100,000



ANNUAL  
RENT

\$205,670



CAP RATE

6.64%



WALT

8.25 Yrs

For more information:

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**FOR SALE**  
Contact agent for details

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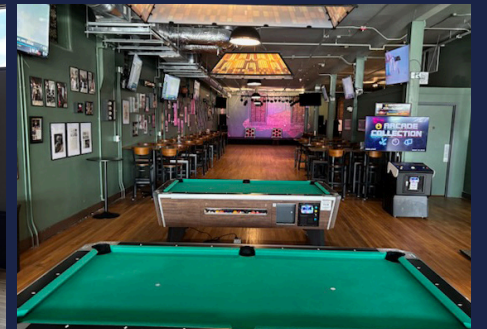
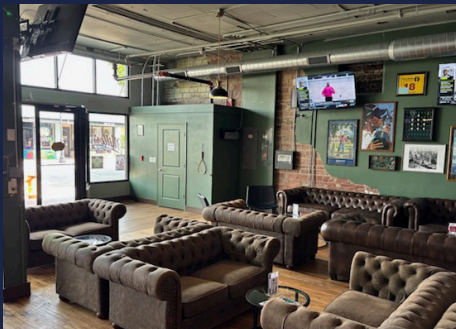
## 622-632 N. Trade Street | Winston-Salem, NC 27101

**632 N Trade** is leased to Silver Moon has been a “dive bar” since the 1960’s and is well known amongst the community for its cold beverages and diverse clientele. The location offers investors a “bite size” opportunity.



**628 N Trade**, 50 surface spaces averaging \$3k/mo. Redevelop or maintain as cash flow producing parking lot.

**626 N Trade** is leased to an art gallery with a significant internet presence offering various kinds of art processed primarily on metal plaques and rocks. The location itself was in high demand pre-lease and its small size offers investors a “bite size” opportunity for a well-located investment property.



**622 N Trade Street** home to Miller's on Trade, a vibrant sports bar and entertainment venue located in the city's Downtown Arts District. This establishment occupies the historic space that once housed Miller's Variety Store, a beloved local clothing retailer operating from 1928 until its closure in 2016 .



## EXTERIOR PHOTOS



### 632 N. Trade St.



Size:	444± SF
Zoning:	CB WO
Use:	Tavern
Year Built:	1922

### 628 N. Trade St. - Parking Lot



Size:	0.36± AC
Zoning:	CB WO
Parking #:	50±
Year Built:	n/a

### 626 N. Trade St.



Size:	512± SF
Zoning:	CB WO
Use:	Office
Year Built:	1950

### 622 N. Trade St.



Size:	11,480± SF
Zoning:	CB WO
Use:	Retail
Year Built:	1928

**SITE TOTAL:**

**12,346± SF on 0.55 AC**

## INVESTMENT HIGHLIGHTS

- NNN Leases
- Nationally recognized historic properties
- Newly renovated with long term leases to credit tenants
- Centrally located in Arts District of Downtown Winston-Salem
- Redevelopment potential with 50+ surface space parking lot with height restrictions
- Winston-Salem, NC ranked #65 places to live (Livability Rankings 2025)

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## Investment Highlights

Income/Rent Roll	AC	Tenant	RSF	% bldg	Annual Rent	PSF	Exp Date	
622 N Trade	0.16	ROAR - The Arcade	11,680	92%	\$147,372	\$12.62	1/31/2034	4Q26 Rent
626 N Trade	0.19	Bryan Webster Art Gallery	540	4%	\$15,757	\$29.18	7/32/2028	
Parking Lot		40 unreserved	-		\$37,200			
632 N Trade	0.19	Silver Moon Saloon	432	3%	\$14,635	\$33.88	5/31/2032	
TICAM Recovery					\$36,695			
<b>TOTAL</b>	<b>0.54</b>		<b>12,652</b>	<b>100%</b>	<b>\$251,660</b>	<b>\$19.89</b>		
Expenses						PSF	Notes	
HVAC R&M						\$0	\$0.00	
Roof R&M						\$2,000	\$0.16	
Interior/Exterior R&M						\$1,800	\$0.14	
Pest Control						\$0	\$0.00	
Landscaping & Snow Removal						\$2,100	\$0.17	
Contract Cleaning						\$0	\$0.00	
Trash Removal						\$0	\$0.00	
Electricity						\$5,600	\$0.44	
Water Sewer						\$0	\$0.00	
Management Fee						\$7,524	\$0.59	TICAM n/a
Property Tax						\$14,396	\$1.14	50% incr
Insurance						\$12,450	\$0.98	50% incr
<b>Total</b>						<b>\$45,869</b>	<b>\$3.63</b>	

## 1 MILE - DEMOS



\$52,366

Median Household  
Income

11,514

Population



6,199

Households



1,751

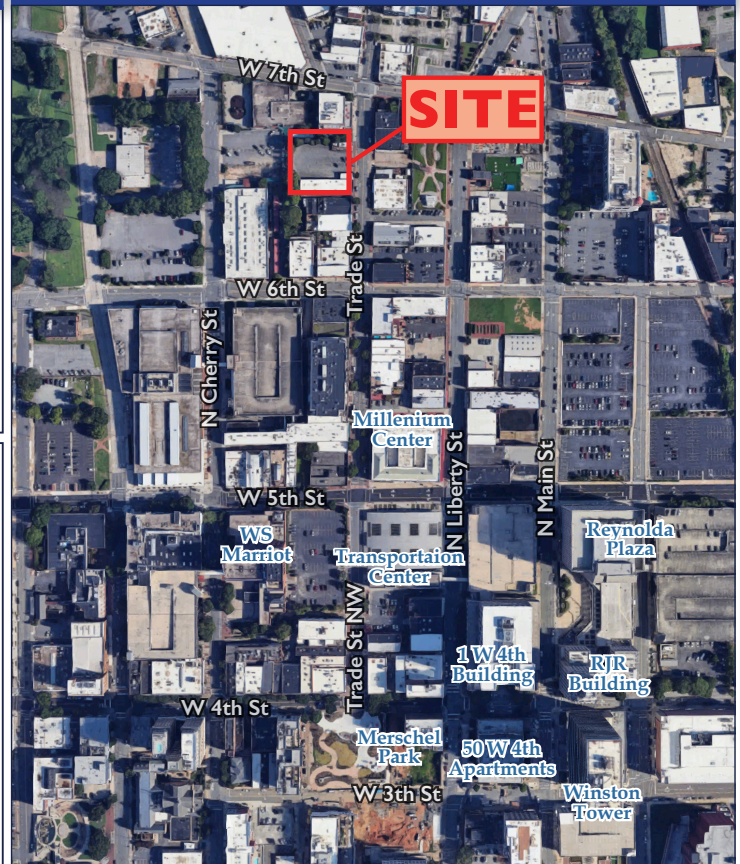
Total Businesses



24,621

Total Employees

## MAP



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