

FOR LEASE: FORMER JOANN FABRIC AND CRAFTS 1612 S. STRATFORD RD. | WINSTON-SALEM, NC 27103

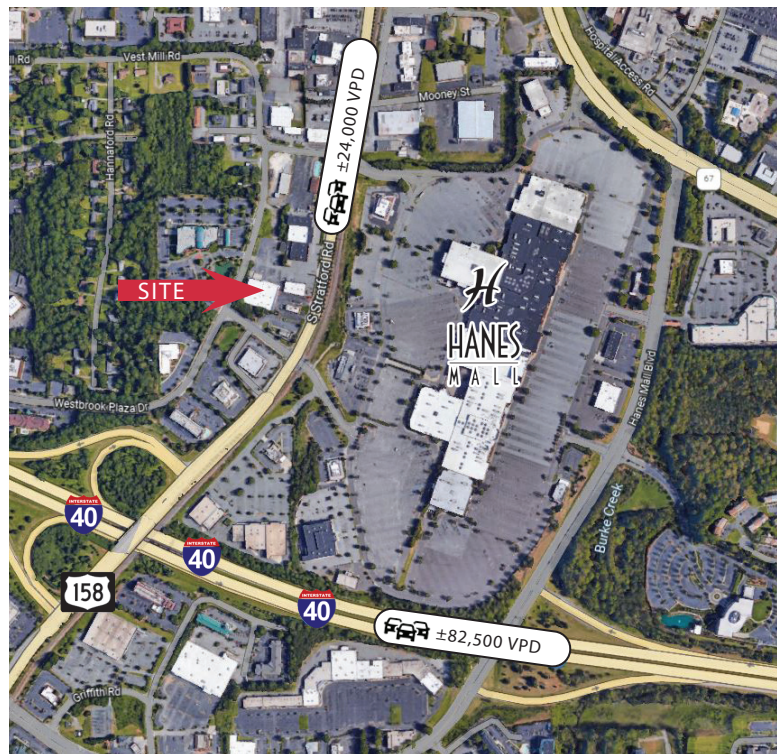
LEASE RATE: \$8.50/SF NNN
(\$1.88/SF Taxes and Insurance)



PROPERTY HIGHLIGHTS

- Size: ±27,267 SF Footprint (possible subdivision)
- Bathrooms/Break Area/Storage: ±4,297 SF
- Sales Area: ±22,732 SF
- Mezzanine: 4,176 SF
- Year Built: 1982
- Construction: Concrete Panels & Steel
- Clear Height: 10'-2" to suspended ceiling, 20'-26" to joist
- Parking: 85 spaces
- Land: 2.48 Acres
- Zoning: COM Retail
- Wet System: Sprinklered
- HVAC: 100% Air conditioned
- Column Spacing: 30.5' x 50'
- Lighting: LED
- Loading Door: (1) 10' x 10' Truck Height Overhead
- 2021 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,042	63,797	155,588
Households	2,022	29,308	64,991
Avg. HH Income	\$45,845	\$80,925	\$78,946



NAI Piedmont Triad
348 N Elm Street | Greensboro, NC 27401

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