

# AVAILABLE FOR LEASE OR REDEVELOPMENT

150 S STRATFORD RD. WINSTON-SALEM, NC



CLICK FOR VIDEO

## CONTACT

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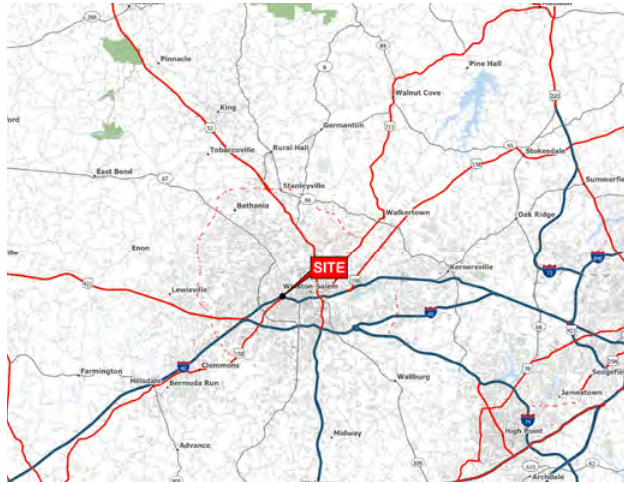


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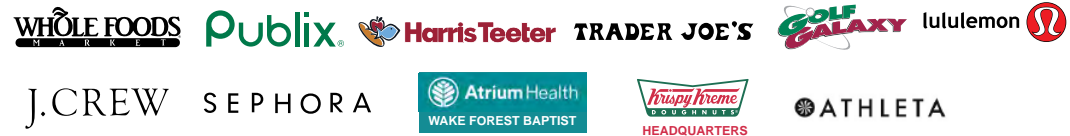
## PROPERTY / LEASING INFO

- Acres: +/- 6.24
- Office Space Available: 138,039 SF
- Parking: 470 spaces
- Zoning: GB
- Pricing: Please call
- Built: 1989



## PROPERTY HIGHLIGHTS

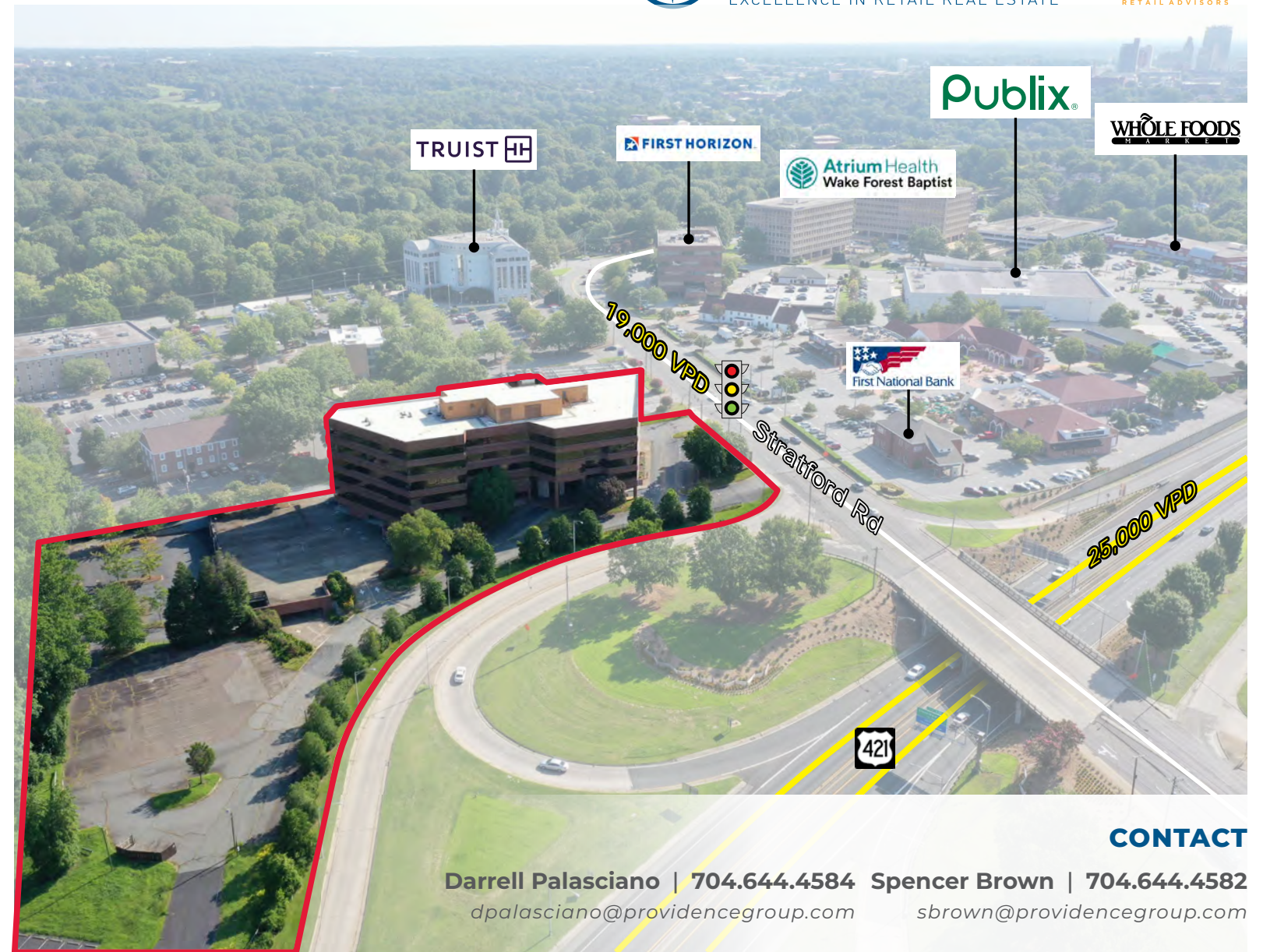
- High profile location at the interchange of S Stratford Rd & Salem Pkwy (Hwy 421)
- Signalized Access
- High visibility to Stratford Rd & Salem Pkwy offers incredible signage opportunities
- The property is adjacent to Winston-Salem's most affluent neighborhood
- Nearby businesses include:



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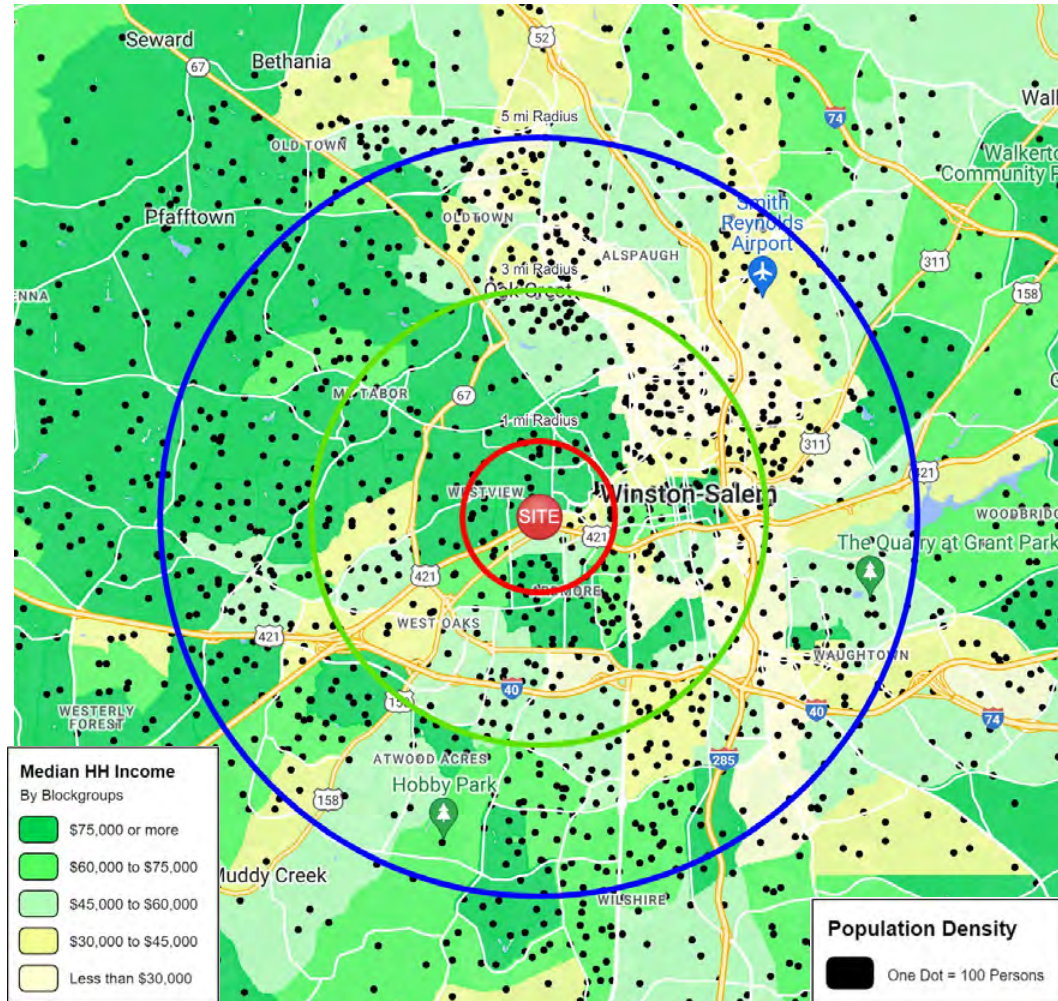
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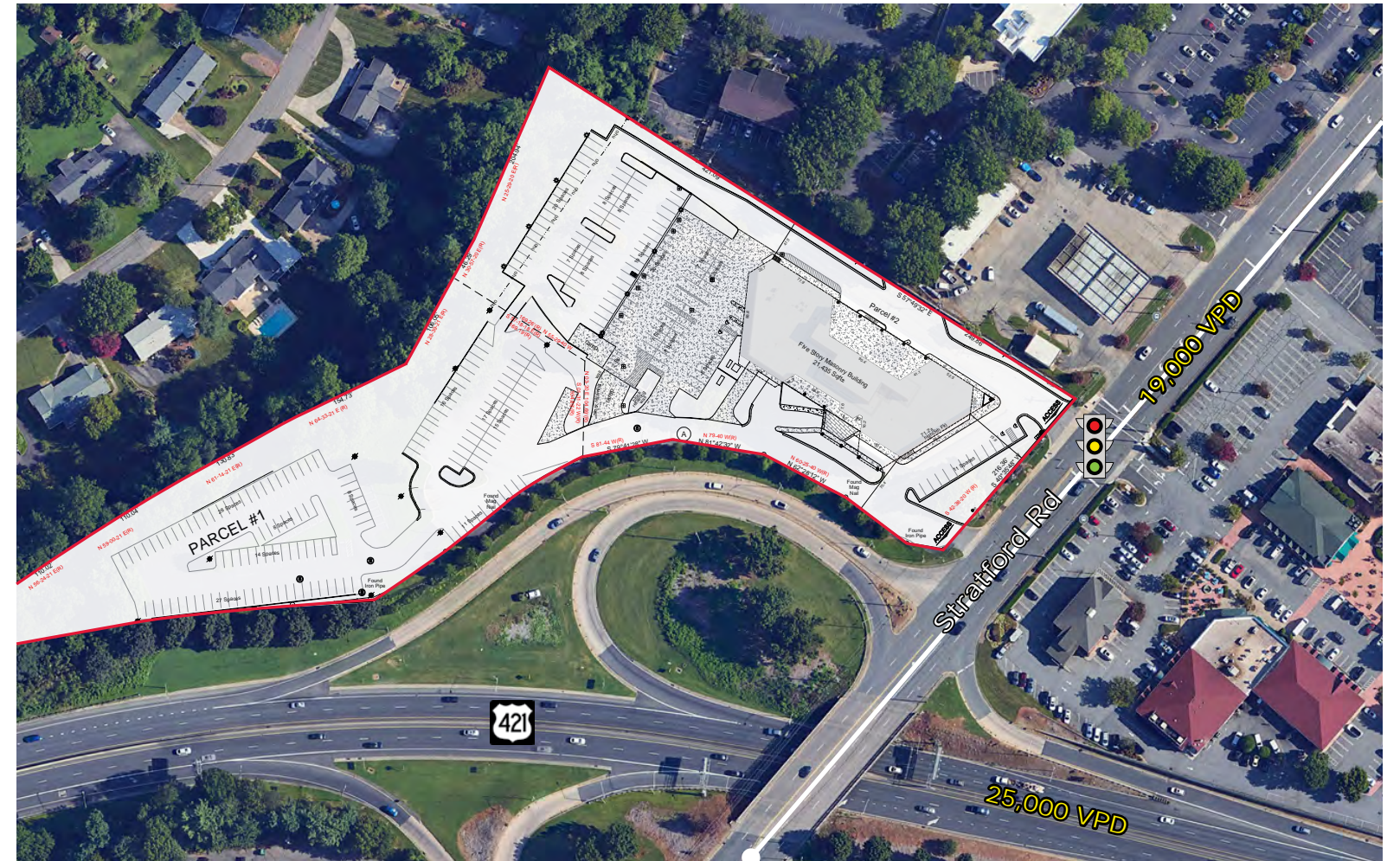
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,887	73,223	182,061
AVERAGE HH INCOME	\$159,037	\$107,539	\$91,371
DAYTIME EMPLOYMENT	8,450	60,767	93,966



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**WHOLE FOODS**

**Atrium Health**  
Wake Forest Baptist

**Mayberry**

**Publix**

**Atlantic Union Bank**

**FIRST HORIZON**

**Midtown Cafe & Bakery**

**SKI & TENNIS**

**Schiffman's JEWELERS**

**First National Bank**

**19,000 VPD**

**25,000 VPD**

**Stratford Rd**

**Miller St**

**421**

**421**

**TRUIST**

**CHOP'T**

**TRADER JOE'S**

**lululemon**

**Talbots**

**LOFT**

**GOLF GALAXY**

**SEPHORA**

**Pet Super market**

**Harris Teeter**

**Total Wine & MORE**

**SHERWIN WILLIAMS**

**LOVE + WELL BOUTIQUE**

**Piedmont FERRARI**

**at&t**

**CAVA**

**Harris Teeter**

**Jokey Mike's SUBS**

**Tanera**

**Holiday Inn Express**

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