

FREEMAN | COMMERCIAL REAL ESTATE



PFAFFTOWN CENTER, UP TO 20,636 +/- SF AVAILABLE
ENTIRE CENTER TO BE RE-TENANTED & REMODELED - LIKE NEW!

LARGEST HIGH SCHOOL DISTRICT IN FORSYTH COUNTY
YADKINVILLE/TRANSOU RD. | WINSTON-SALEM, NC

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FOR LEASE

4685 YADKINVILLE RD., WINSTON-SALEM

PFAFFTOWN CENTER WINSTON-SALEM, NC

AVAILABLE SF: UP TO 20,636 SF
TOTAL CENTER SIZE: 46,561 SF

- ANCHOR TENANT NEEDED with New 10,000 SF Dollar Tree co-tenant upfit underway
- Double-T concrete construction
- Entire Center being re-tenanted and remodeled, LIKE NEW!
- Upgrades include:
 - All new storefront & glass
 - New Duke Power decorative parking lot lighting installed
 - Entire center re-paved, including rear loading areas
 - Front canopy remodel with increased height
- Well know center located at signalized intersection of Transou & Yadkinville Road
- Less than a mile from Reagan High School, Forsyth County's largest high school
- Intense residential development continues
- Space sizes negotiable and possible upfit allowance
- 4685 Yadkinville Road
Winston-Salem, NC 27106

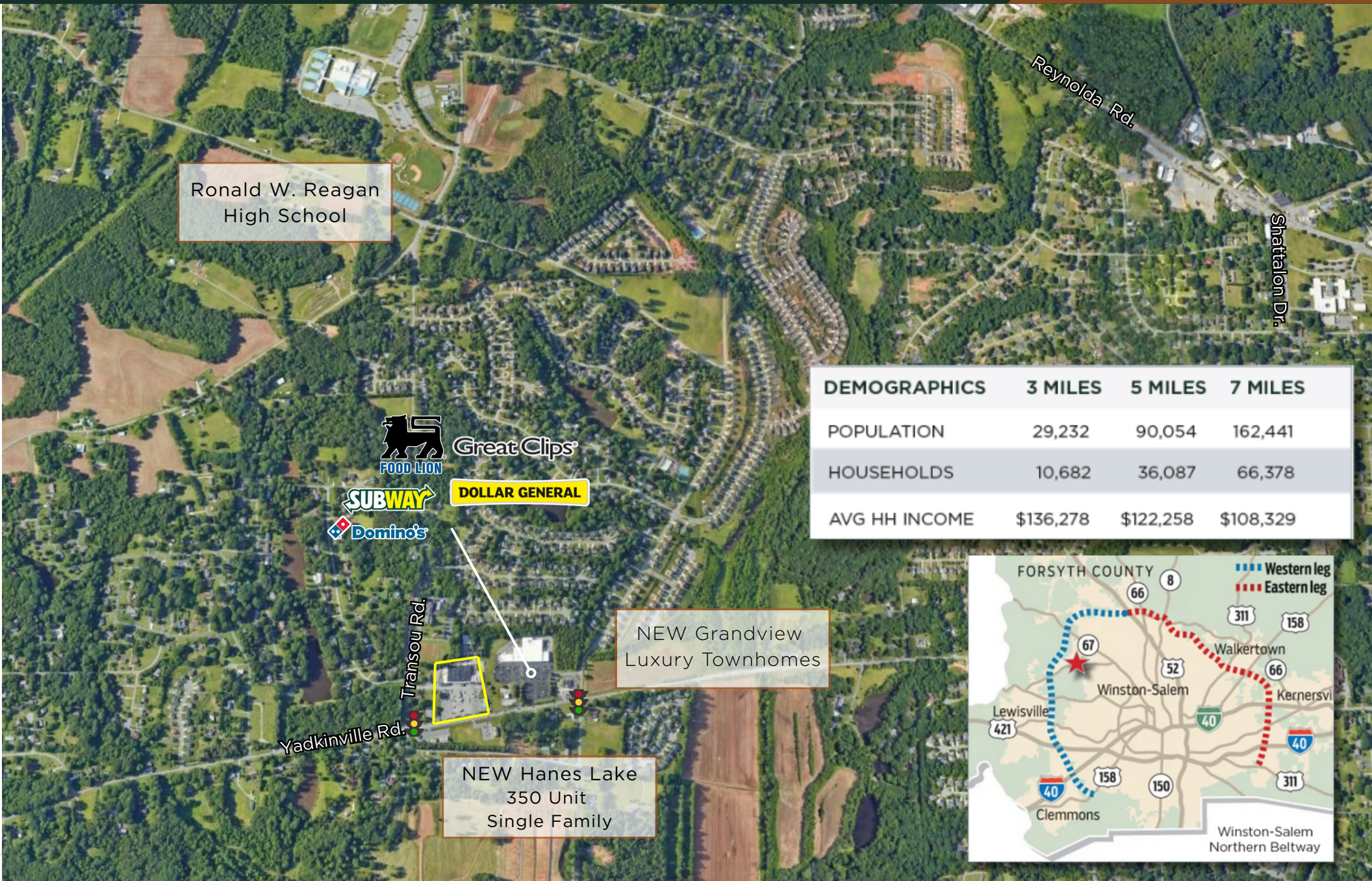


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| DEMOGRAPHICS | 3 MILES | 5 MILES | 7 MILES |
|---------------|-----------|-----------|-----------|
| POPULATION | 29,232 | 90,054 | 162,441 |
| HOUSEHOLDS | 10,682 | 36,087 | 66,378 |
| AVG HH INCOME | \$136,278 | \$122,258 | \$108,329 |

