

**285 S. Stratford Road
Winston-Salem, NC
±19,968 SF Retail / Office Space
Available for Lease**

Hubbard
COMMERCIAL



AVAILABLE:

± 19,968 SF

LOCATION:

285 S Stratford Rd. Winston-Salem NC 27103

LEASE RATE:

\$20.00 / PSF, Modified Gross Lease

USES:

Office /Medical Office

SUMMARY:

This prime location is highly visible from Stratford Road in Winston-Salem. Located across the street from Thruway Shopping Center with direct access to Salem Parkway (formerly Business 40). This freestanding office building offers 3 floors, covered parking, an elevator, numerous private offices and storage.

HUBBARD COMMERCIAL

1598 WESTBROOK PLAZA DR., SUITE 200

WINSTON-SALEM, NC 27103

www.hubbardcommercial.com

CASSIE TAYLOR

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No warranty or representation is made to the accuracy of the information contained herein.
All Information is subject to change or withdrawal. No liability is assumed for any inaccuracy of any information.

OVERVIEW



HIGHLIGHTS

Signage available

Onsite parking available

Private restrooms available

Walking distance to dining and retail

Desirable demographics

YEAR BUILT:

1965

1986 (Addition Added)

2006 (Renovated)

ZONING:

HB (Highway Business)



DEMOGRAPHICS

Population



| | |
|--------|----------------|
| 1 Mile | 8,084 people |
| 3 Mile | 73,571 people |
| 5 Mile | 178,323 people |

Households



| | |
|--------|--------|
| 1 Mile | 3,741 |
| 3 Mile | 32,726 |
| 5 Mile | 75,265 |

Average Household Income



| | |
|--------|-----------|
| 1 Mile | \$142,409 |
| 3 Mile | \$111,675 |
| 5 Mile | \$98,345 |

Traffic Count



19,423+/- vehicles per day

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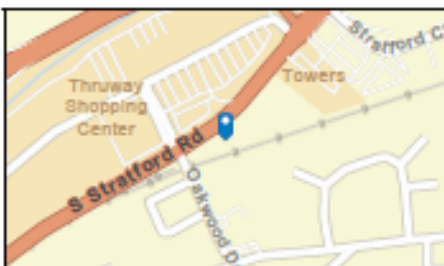
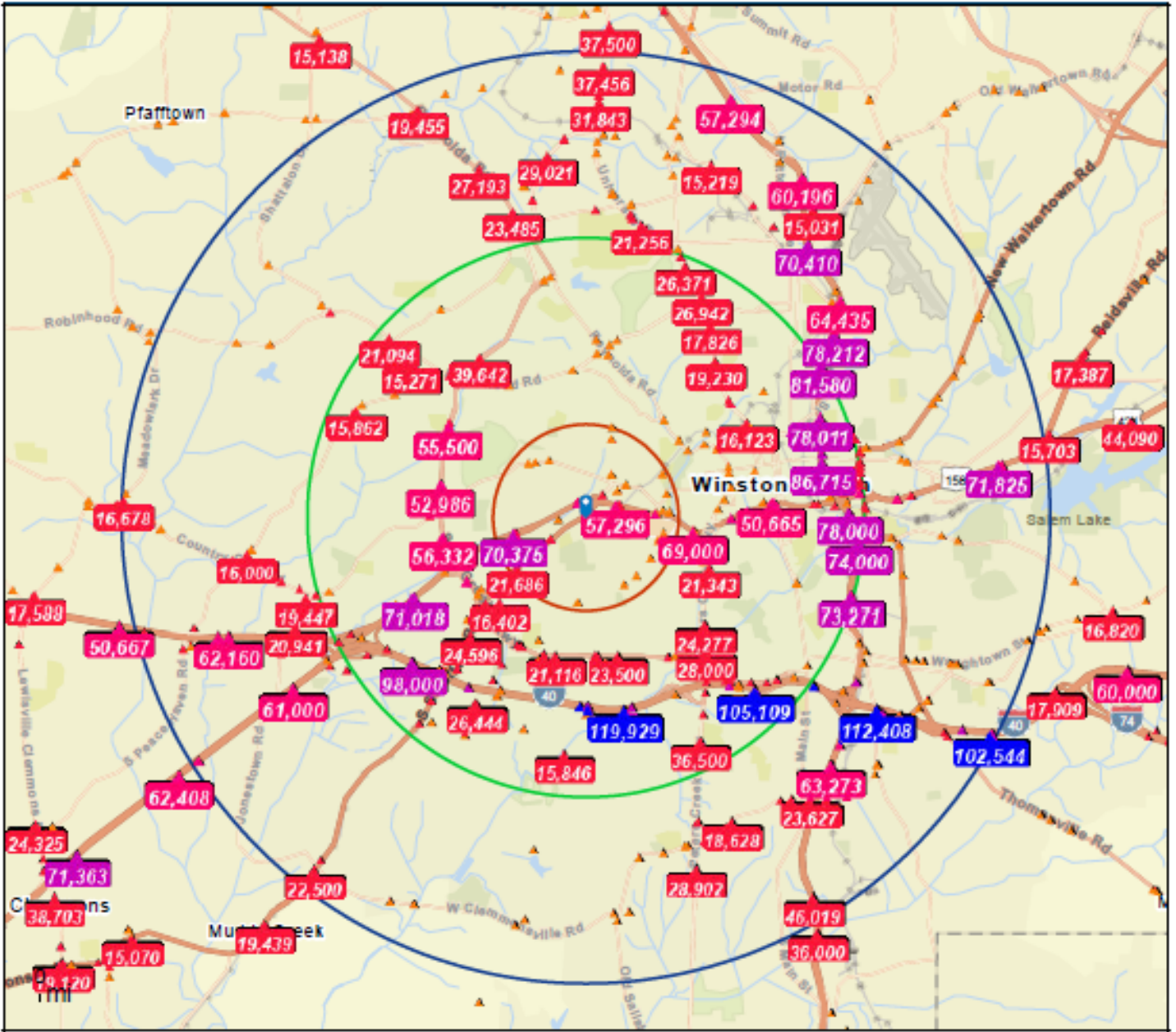
TRAFFIC MAP



Traffic Count Map

285 S Stratford Rd, Winston Salem, North Carolina, 27103
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.09142
Longitude: -80.28130



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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April 16, 2024