



175 Sunnynoll Court

7 YEAR NNN INVESTMENT - 7.3% CAP - BELLOMY RESEARCH

Presented By:

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175 SUNNYNOLL COURT

OFFICE BUILDING **FOR SALE**

LOCATION INFORMATION

Street Address	175 Sunnynoll Court
City, State, Zip	Winston-Salem, NC 27106

PROPERTY INFORMATION

Property Type	Office
Zoning	GO-S
Lot Size	1.61 Acres
Building Size	±19,720 SF
Number of Floors	2
Year Built	1998
Tenant	Bellomy Research
Cap Rate	7.3%
NOI	\$255,200
Annual Increases	2%
Lease Through	December 31, 2032



SALE PRICE:
\$3,490,000

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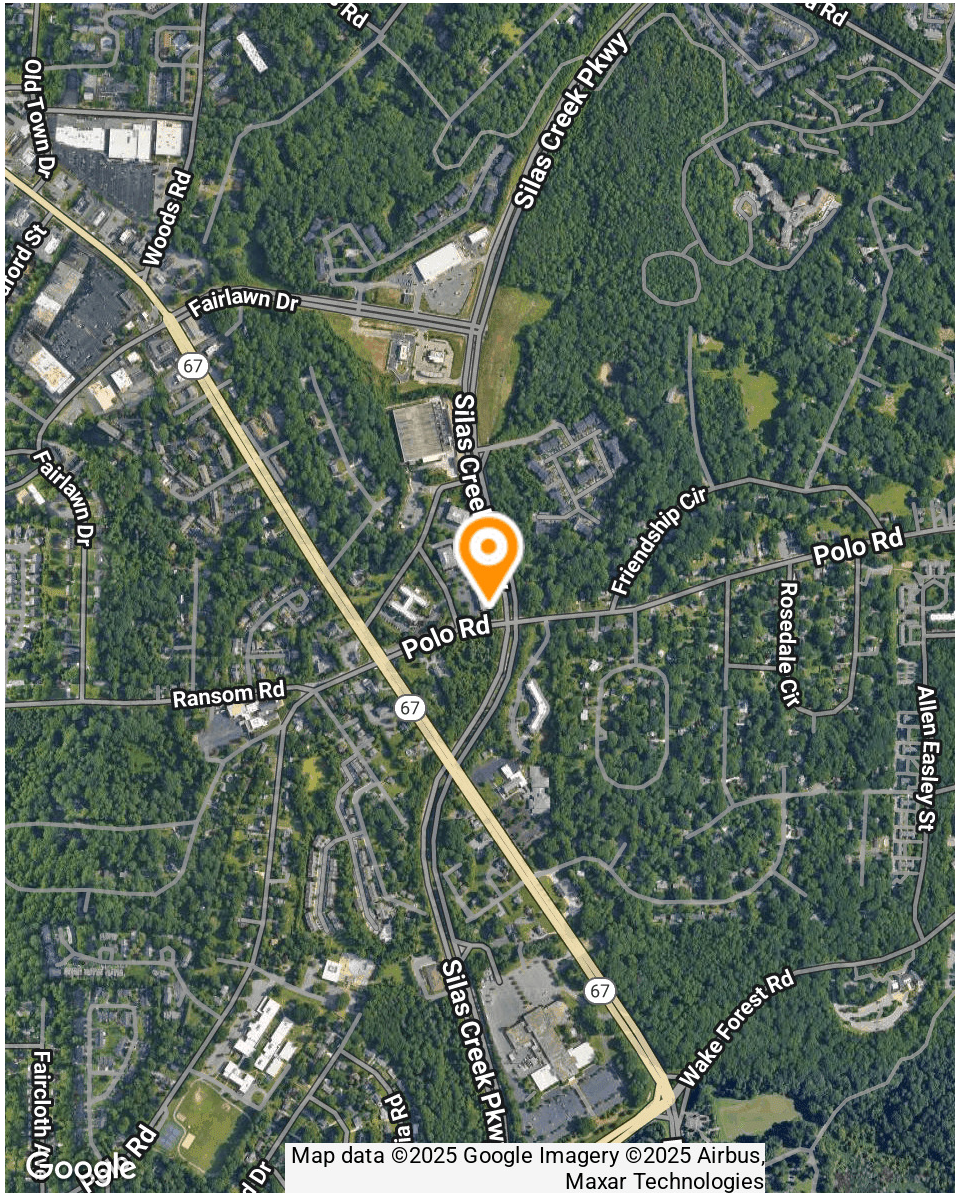
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	10,753	61,274	145,530
Median age	34	39	40
Median age (Male)	33	38	39
Median age (Female)	35	41	41
Total households	3,673	24,699	61,627
Total persons per HH	2.9	2.5	2.4
Average HH income	\$80,546	\$95,354	\$93,935
Average house value	\$317,032	\$337,391	\$312,837

LOCATION OVERVIEW

Discover the business community surrounding the property at 175 Sunnynoll Ct in Winston-Salem, NC. Situated in the office corridor, this sought-after area is bustling with corporate headquarters, office buildings, and commercial developments. Just moments away, you'll find the renowned Wake Forest University and the Wake Forest Innovation Quarter, fostering a dynamic environment for collaboration. Enjoy convenience and accessibility with nearby dining and shopping options, and take advantage of the vibrant arts and cultural scene in the downtown district. Embrace the endless opportunities for business growth and success in this prime Winston-Salem location.

WINSTON-SALEM, NC

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Linville | Team Partners
COMMERCIAL REAL ESTATE

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