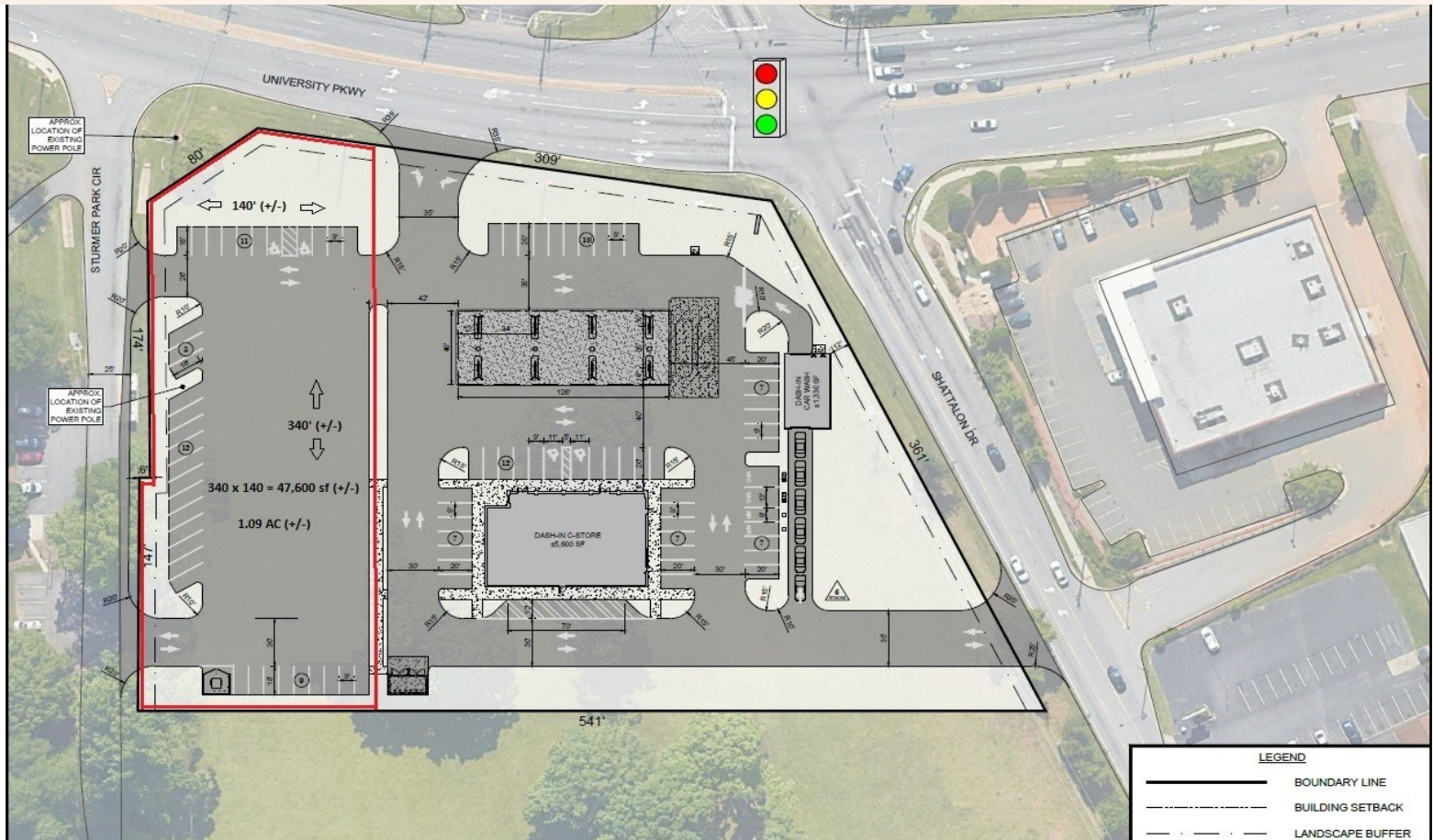


1.09 +/- AC AVAILABLE FOR SALE OR LEASE

Shattalon Drive & University Pkwy, Winston-Salem, NC 27105



PROPERTY HIGHLIGHTS

- Sale Price: \$1,750,000
- Lease Price: \$135,000 (NNN) monthly
- Great demographics
- Zoned GB-S & IP
- Approximately 1/2 mile from US HWY 52



DEMOGRAPHICS

	<u>2 Miles</u>	<u>5 Miles</u>
2024 Population:	23,352	105,309
Avg HH Income:	\$53,833	\$77,147
Traffic count:	30,353 on University Pkwy N	

SFMc McCormack Realty Inc.
Commercial Property
www.mccormackrealty.com

Steven F. (Mac) McCormack

336-418-1247 | sfmac@bellsouth.net