

# FREEMAN | COMMERCIAL REAL ESTATE



PFAFFTOWN CENTER, 1,438-6,052 +/- 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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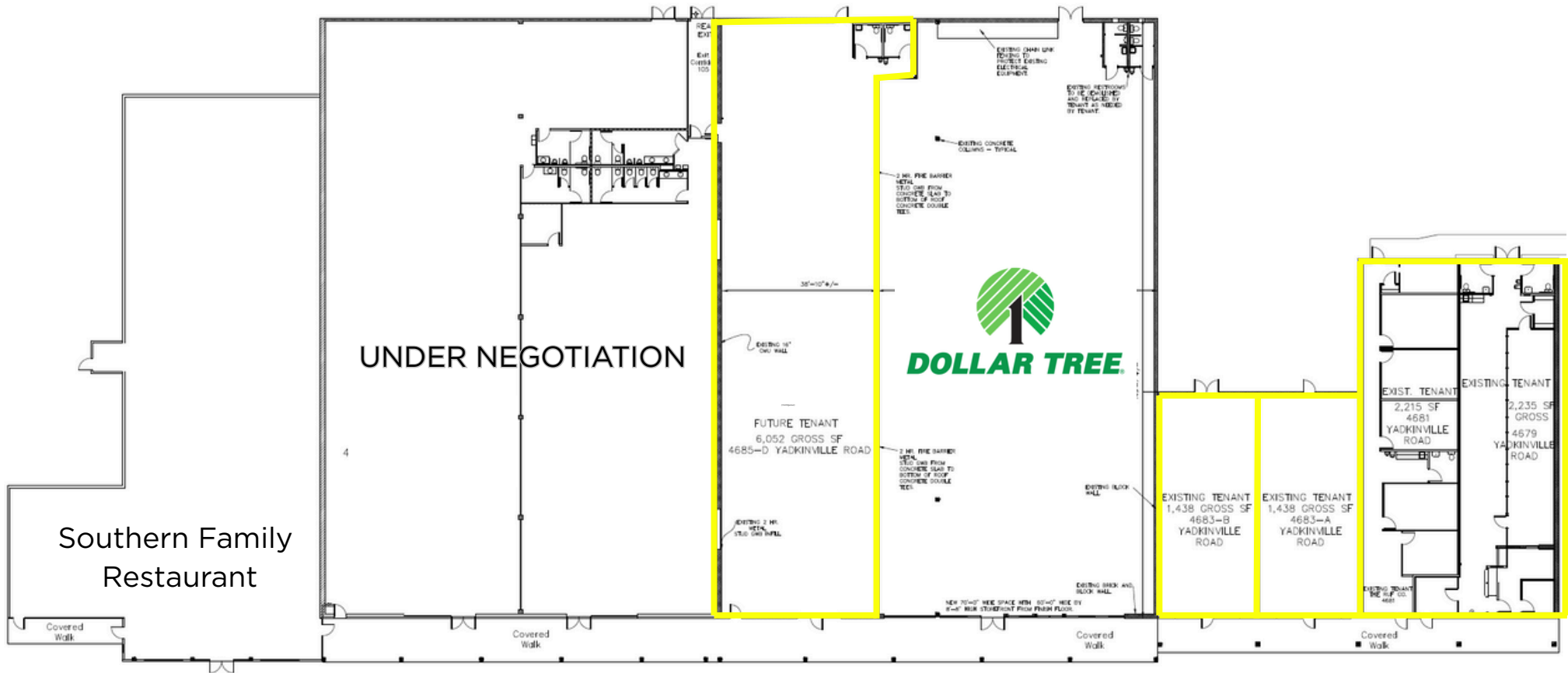
**PFAFFTOWN CENTER**

4685 Yadkinville Road  
Winston-Salem, NC 27106

<b>UNIT 1:</b>	6,052 SF
<b>UNIT 2:</b>	1,438 SF
<b>UNIT 3:</b>	1,438 SF
<b>UNIT 4:</b>	4,450 SF (Contiguous)

- Total shopping center size: 46,561 +/- SF
- New 10,000 SF Dollar Tree co-tenant upfit underway
- Entire Center being re-tenanted and remodeled, LIKE NEW!
- Double-T concrete construction
- Upgrades include:
  - All new storefront & glass
  - New Duke Power decorative parking lot lighting being installed
  - Entire shopping center re-paved, including rear loading areas
  - Front canopy remodel with increased height
- Rent and space negotiable









- Pfafftown Center is located at the signalized intersection of Transou & Yadkinville Road
- Less than a mile from Reagan High School, Forsyth County's largest high school
- Intense local residential development is underway

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

