



# Available For *Lease*



**West Salem Shopping Center**  
*+/- 5,481 SF Retail Space*  
*603 Peters Creek Parkway, Winston-Salem, NC*



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# OVERVIEW



## *Available:*

**661/663 Peters Creek Pkwy +/- 2,200 SF**

Lease Rate: \$10.00/PSF

**675/677 Peters Creek Pkwy +/- 3,281 SF**

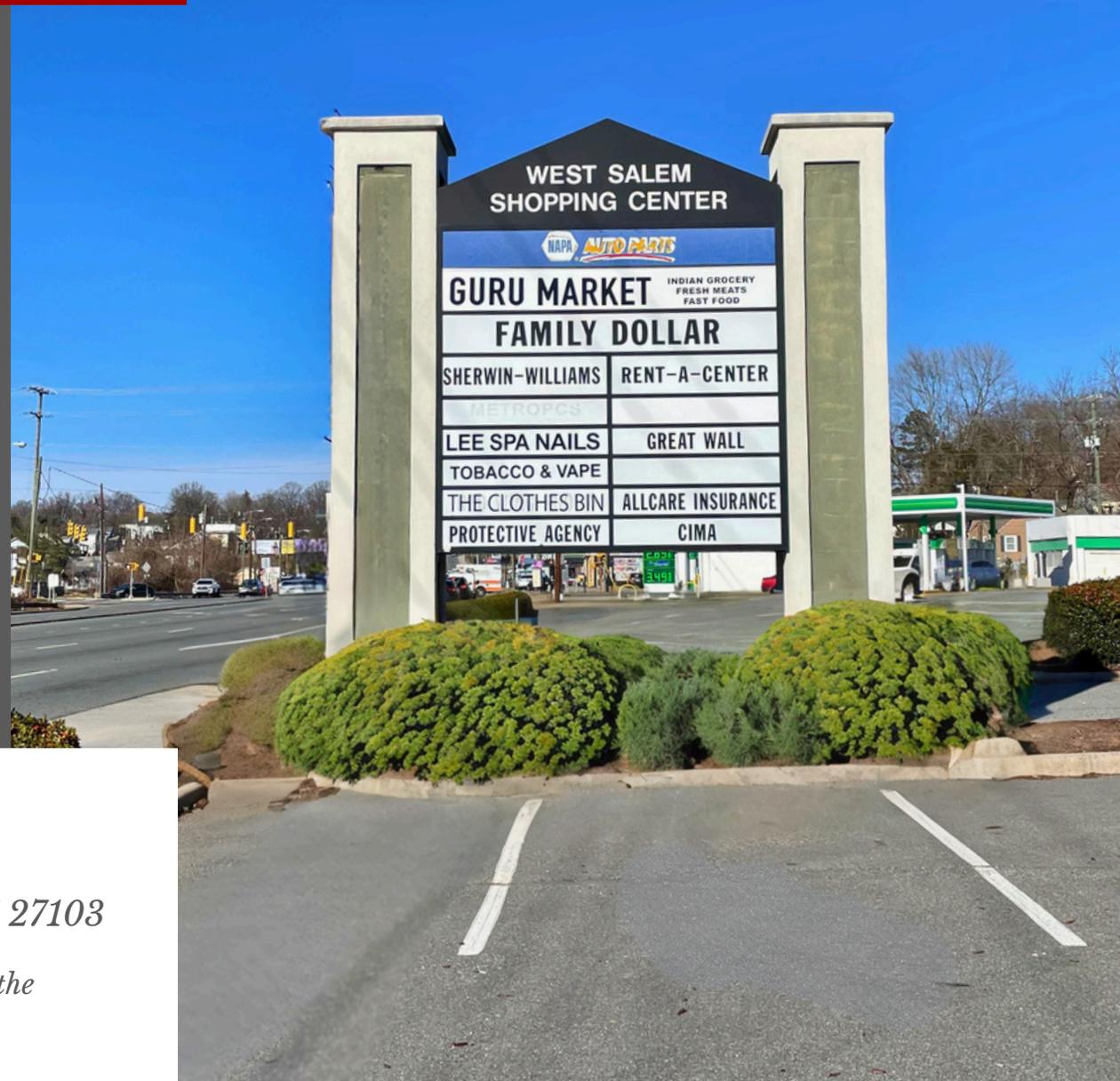
Lease Rate: \$14.00/PSF

**Flat CAM Rate: \$2.00/SF**

## **Location:**

*603 Peters Creek Parkway Winston-Salem, NC 27103*

*Conveniently located right off the new Salem Parkway at the intersection of Peters Creek Parkway and Academy Street.*



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.



# PROPERTY DETAILS



*The shopping center is in a high traffic area. It is conveniently located close to Truist Stadium, Wake Forest Baptist Hospital, and downtown Winston-Salem with close proximity to Salem Parkway and Interstate 40.*

|   |                                      |                                |
|---|--------------------------------------|--------------------------------|
| <b>YEAR BUILT/RENOVATED:</b><br>1965/2012 | <b>LOT SIZE:</b><br>7.71 acres       | <b>ZONING:</b><br>HB           |
| <b>TICAM:</b><br>Flat \$2.00/SF           | <b>LEASE TYPE:</b><br>Modified Gross | <b>USES:</b><br>Retail, Office |

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# Demographics



## Population

**1 Mile** 11,152 people

**3 Mile** 76,713 people

**5 Mile** 169,877 people



## Average Household Income

**1 Mile** \$101,690

**3 Mile** \$95,834

**5 Mile** \$98,253



## Households

**1 Mile** 5,964

**3 Mile** 33,193

**5 Mile** 70,790



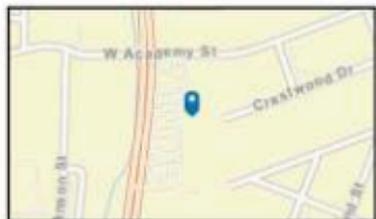
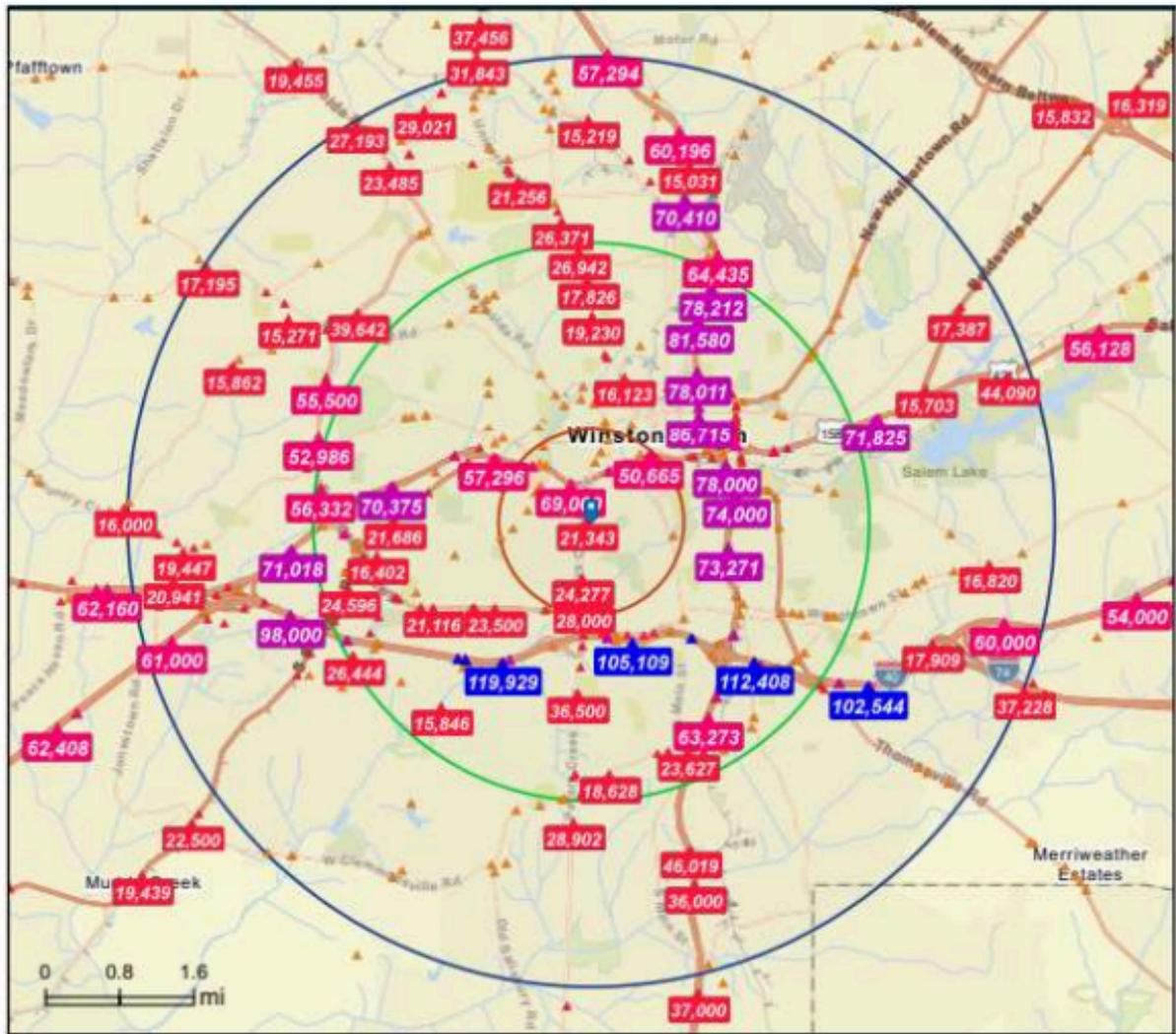
## Traffic Count

26,000+/-

**vehicles per day**

*Demographics prepared by ESRI on 8/05/2024*

# Traffic Count Map



- 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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