



WEST END MILLWORKS

NC

WINSTON SALEM

LEASING OPPORTUNITIES



PROPERTY OVERVIEW

WEST END MILL WORKS

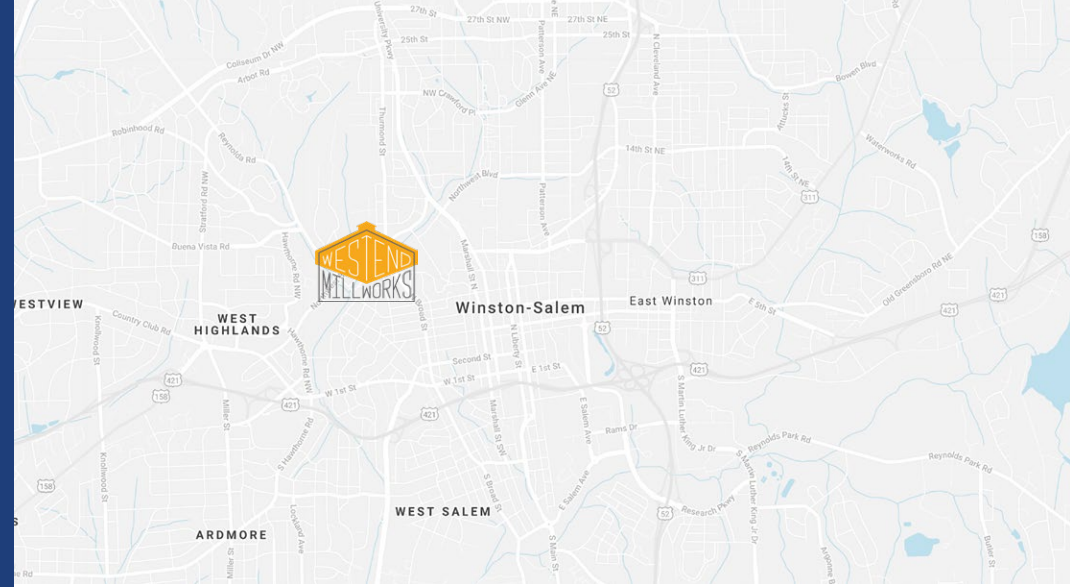
Retail space available at West End Mill Works, a historic adaptive-reuse asset, positioned in the heart of West End, Winston Salem. The available spaces offer an interesting history, eclectic style and popular co-tenants that have proven to be West End favorites.

1151 Canal Dr. was erected as a heavy timber framed mill building for Hoots milling company between 1935 and 1937. Today it is used primarily as a multi-tenant retail building with a range of uses.

An outbuilding is also available, fondly referred to as "The Flower Building," as a floral mural is pictured on the side of the structure.

PROPERTY DETAILS

Address	840 Mill Works Street • 1151 Canal Drive • 1145 Canal Drive Winston Salem, North Carolina 27101
Square Footage	+/- 1,100 - 2,394 SF Available for Lease
Use	Retail, Events, Beauty and more
Year Built	2016
Parking	93 Spaces
Traffic Counts	Mill Works Street • 7,300 VPD N. Broad Street • 13,000 VPD



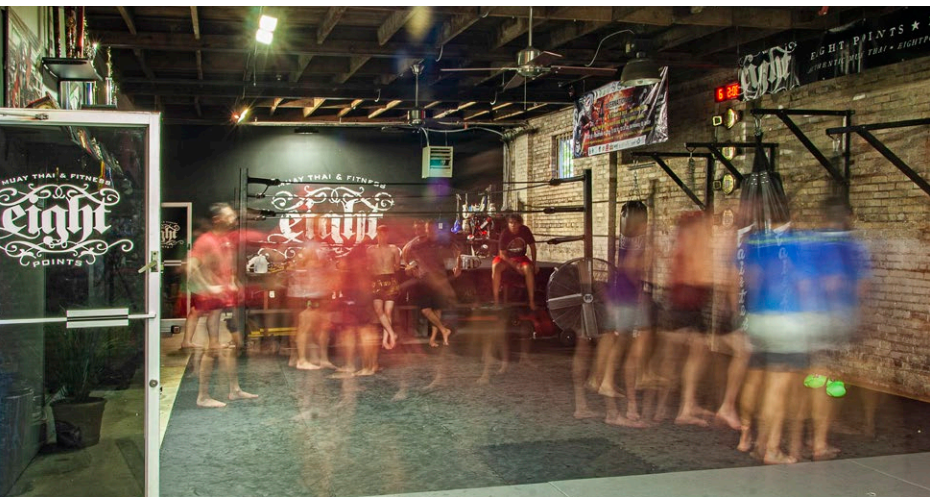
840 MILL WORKS STREET



1145 CANAL DRIVE

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	10,036	72,617	170,388
Avg. Household Income	\$68,297	\$67,666	\$65,913
Median Household Income	\$36,290	\$35,794	\$39,405
Households	5,308	28,239	69,155
Daytime Employees	15,692	81,030	125,594

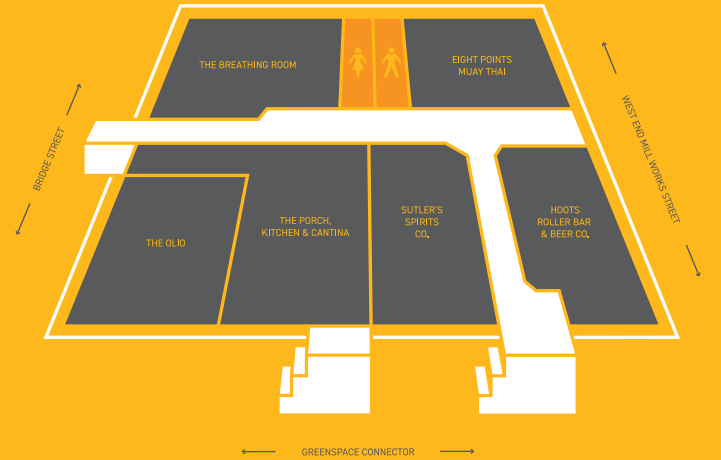


840 MILL WORKS

DIRECTORY

- 110 Hoots Roller Bar & Beer Co.
- 120 Sutler's Spirit Co.
- 130 The Porch, Kitchen & Cantina
- 150 The Olio
- 160 The Breathing Room
- 180 Eight Points Muay Thai

♿ Restrooms



Unit 101 - Retail

1,969 SF

\$2,100/mo • \$14.00/SF MG

Store Front end-cap space. Outdoor common area can be utilized.

Unit 201 - Office/Retail

2,394 SF

\$3,000/mo • \$15.00/SF MG

Creative office/showroom retail space. Open floor plan, high ceilings, natural light, hardwood floors.

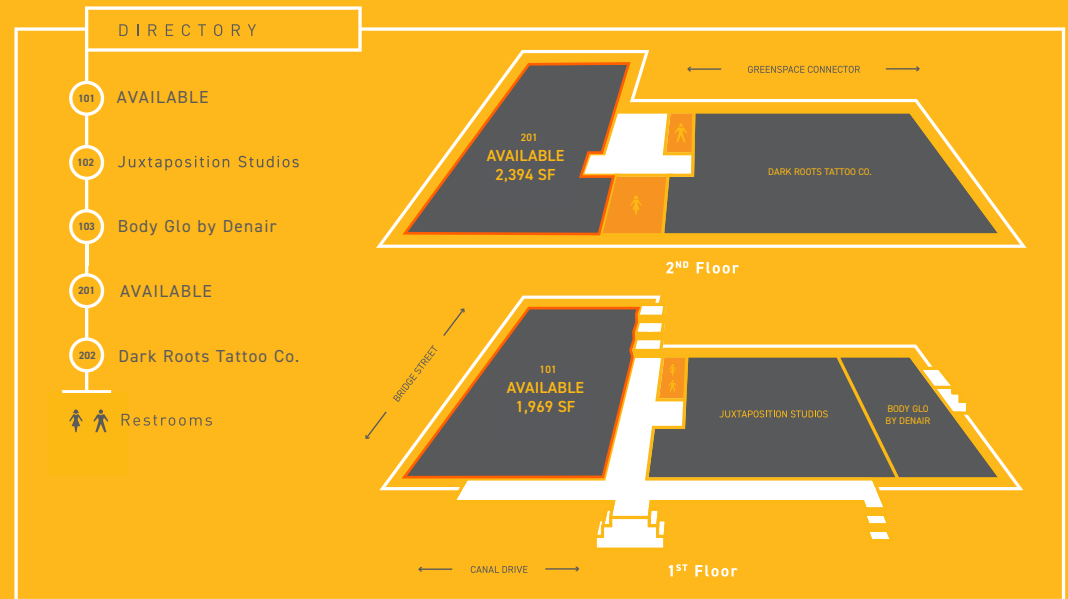
Unit 300 - Flower Building

1,100 SF

\$1,200/mo • \$13.00/SF MG

Retail outbuilding. Free-standing cold dark shell.

1151 CANAL

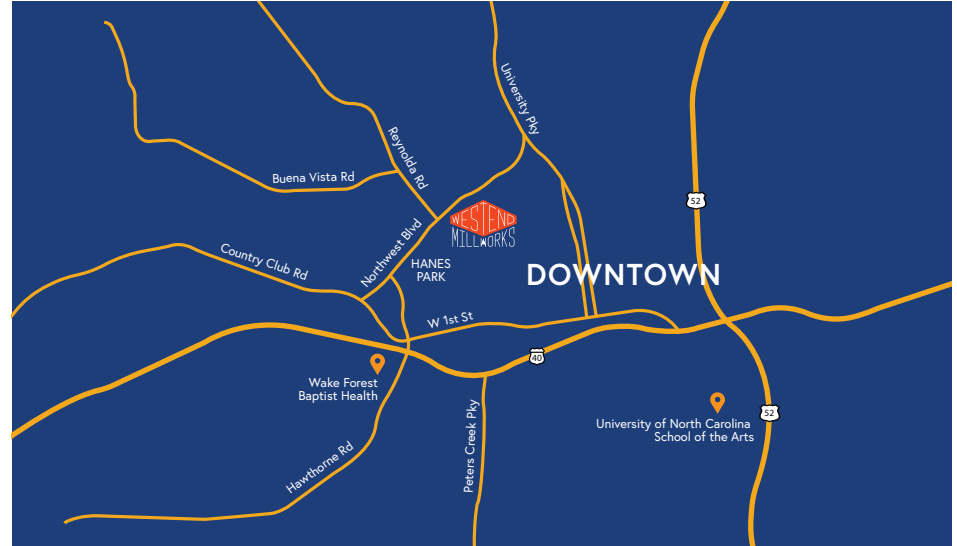


THE FLOWER BUILDING

HISTORIC WEST END WINSTON SALEM

The West End is one of the most fully-realized and intact examples of a "turn of the century" streetcar suburb in North Carolina, retaining to a remarkable degree the integrity of its primary period of significance, 1887-1930. The late nineteenth-early twentieth century urban neighborhood is defined by its picturesque landscape features, including a system of curvilinear streets, terraced lawns with stone retaining walls and steps, and parks, which take full advantage of the dramatic hilly topography of the site, and by its rich and varied collection of architecture reflective of the West End's period of development.

While all was originally known as the "West End", the area today includes what is commonly called the West End, West End South (South of First Street), and Crystal Towers (East of Broad Street). Major streets include West End Boulevard, which winds its way through the district from the NE corner to the SW edge, and Summit Street, Brookstown Avenue, Glade Street, and Fourth Street. The district is composed of forty-six whole or partial blocks with 610 recorded properties and their accompanying outbuildings. While the West End is, and always has been, primarily residential in character, there are some commercial buildings, churches, and miscellaneous structures.



DOWNTOWN

HISTORIC WEST END DISTRICT

MILL 800
170 MULTI-FAMILY
UNITS

TWO CITIES
CHURCH

TRADE ST

N BROAD ST

GAS HOPPER

1151 CANAL DRIVE

840 MILL WORKS STREET

RETAIL
UNDER CONSTRUCTION
DELIVERY Q1 2021

1151 CANAL DRIVE

VILLAGE JUICE

BRIDGE
PROPOSED/PLANNED

BRIDGE ST

W NORTHWEST BLVD





CONTACT FOR DETAILS

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.