

# FREEMAN

## COMMERCIAL REAL ESTATE



Downtown  
Winston-Salem



71,000 VPD

Peters Creek Pkwy.



Washington  
Park



38,000 VPD



122,000 VPD



FOR SALE

RARE INCOME  
INVESTMENT SITE  
17-BAY AUTO SERVICE  
FACILITY ON AUTOMOBILE ROW

PETERS CREEK PKWY | WINSTON-SALEM

LADD FREEMAN

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**PROPERTY SUMMARY**

**744 Peters Creek Parkway  
Winston-Salem, NC  
17 Auto Service Bays!**

**Land Area:** .61 +/- AC  
**Building Size:** 8,000 +/- SF  
**CAP Rate:** 7%  
**Offering:** \$825,000

**HIGHLIGHTS**

- Fully leased multi-tenant building
- 2-story, 17 bay auto service facility (9 upper level bays, 8 lower level bays)
- Conveniently on automobile corridor Peters Creek Parkway connecting I-40 & Hwy 421
- Traffic Counts

Peters Creek Pkwy: 38,000 VPD

I-40: 122,000 VPD

Hwy 421: 71,000 VPD

I-40: 37,500 VPD



DEMOGRAPHICS	3 MI.	5 MI.	7 MI.
POPULATION	78,653	170,020	258,159
HOUSEHOLDS	34,105	70,792	106,660
MEDIAN AGE	36.1	35.7	37.1
TOTAL BUSINESSES	5,231	8,327	10,110
TOTAL EMPLOYEES	94,005	131,437	152,358

**Ladd Freeman**

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