

FREEMAN | COMMERCIAL REAL ESTATE

3234
GENERAL
Michael S Spangler D.D.S.
• PRACTICE RELOCATING TO •
Peace Haven Family Dentistry
1086 Whitaker Rd
Winston Salem NC, 27106
336-765-9247

MICHAEL SPANGLER, D.D.S. 3234

FOR SALE

**TURNKEY MEDICAL/DENTAL, ESTABLISHED
REYNOLDA ROAD CORRIDOR**

3,022 +/- SF, .56 +/- AC

REYNOLDA RD. | WINSTON-SALEM, NC

SHAWN O'NEILL & CHARLIE FREEMAN

336.768.4410

shawn@freemancommercial.com

charlie@freemancommercial.com

PROPERTY INFORMATION

ADDRESS	3234 Reynolda Rd.
CITY, STATE, ZIP	Winston-Salem, NC 27106
COUNTY	Forsyth County
PIN	6817-36-3411
ZONING	LO (Light Office)
LAND AREA	.56
BUILDING SIZE	3,022 +/- SF
SALE PRICE	\$695,000

HIGHLIGHTS

TRAFFIC COUNT, REYNOLDA RD: +/- 28,000 VPD

- + Roof replaced in 2021
- + 2 HVAC units replaced in 2022 & 2024
- + Existing medical/dental configuration makes for turn key opportunity for dental, medical, therapy, or professional office
- + Established Reynolda Rd. location with strong visibility and convenient access for patients
- + Existing healthcare presence in the area includes dental and other healthcare practices, reinforcing the location for a medical user

28k

VPD - Reynolda Rd.

\$120k

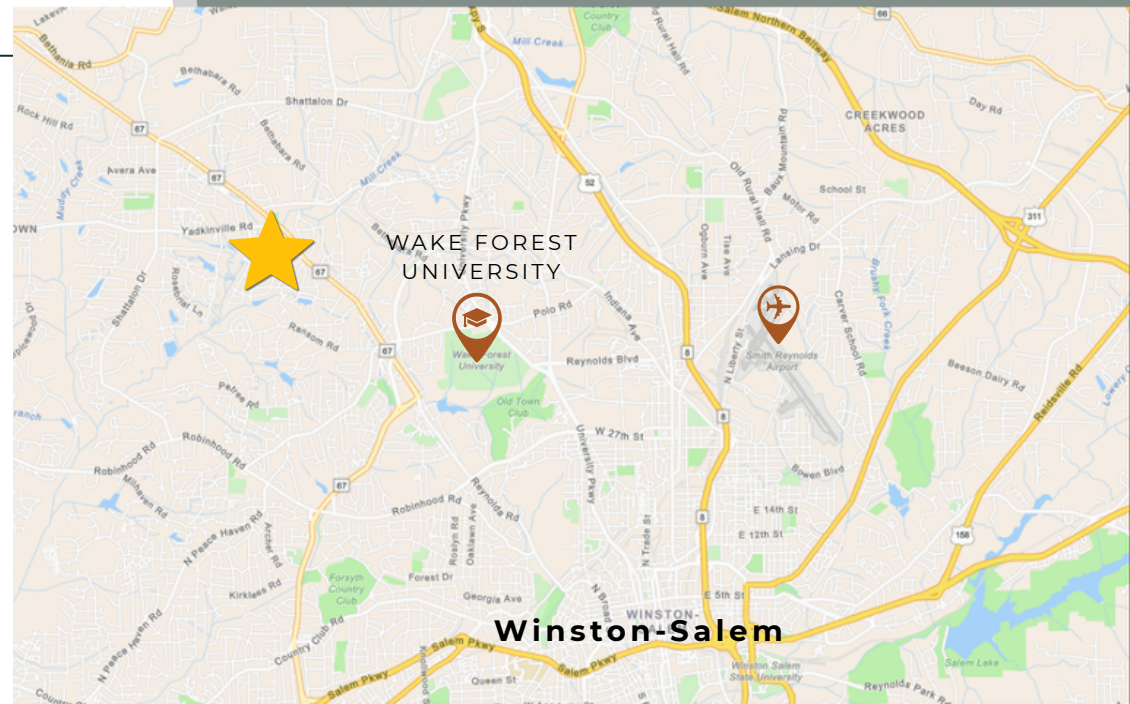
Avg. HH Income (5 mil.)

38.5

Median Age (5 mil.)

DEMOGRAPHICS

	3 mi.	5 mi.	7 mi.
Population	55,252	125,108	215,095
Avg HH Income	\$111,833	\$120,814	\$106,630
Total Households	22,213	52,718	92,252



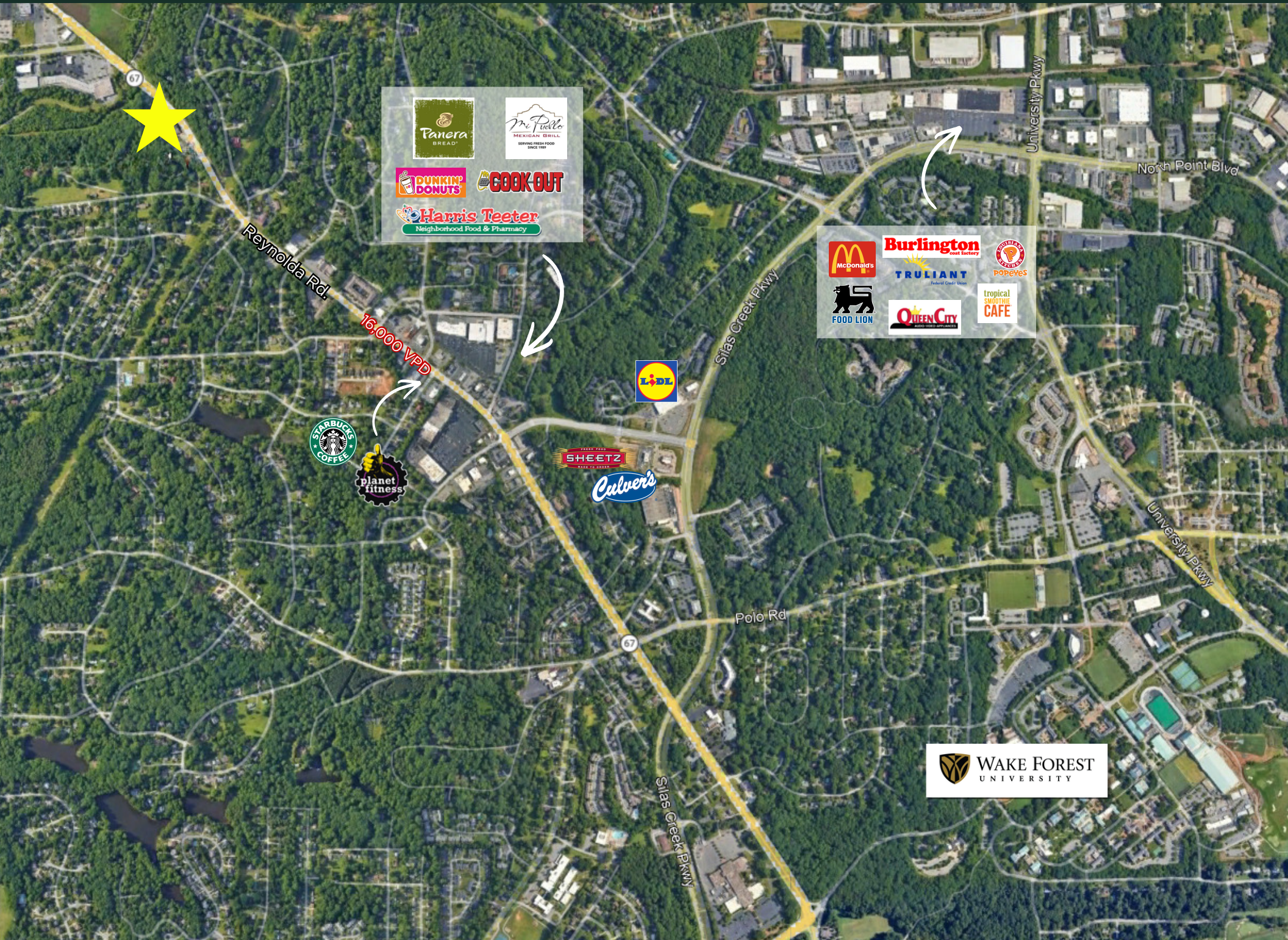
EXTERIOR PHOTOS

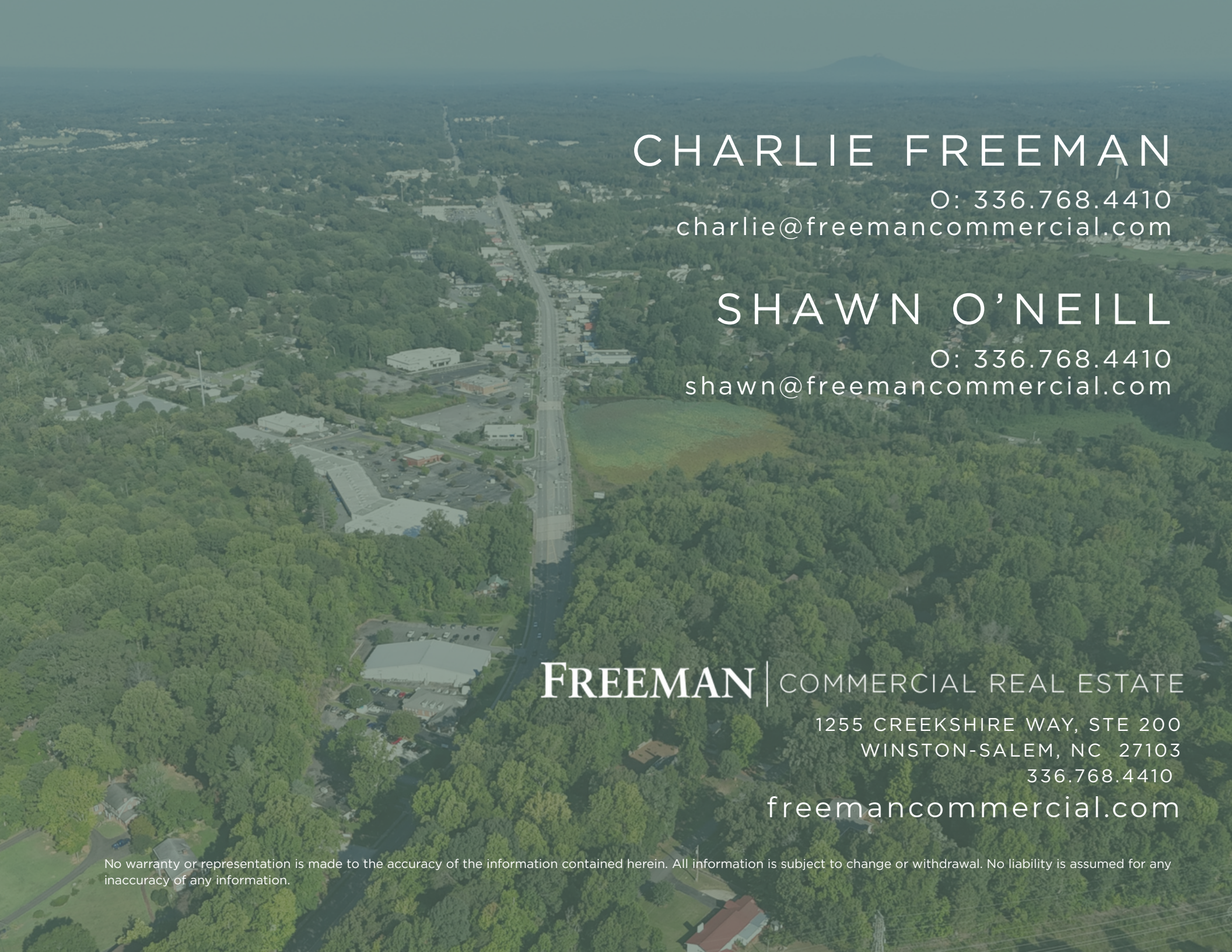
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