

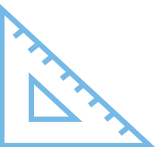



DOWNTOWN WINSTON-SALEM INVESTMENT OPPORTUNITY

213-217 WEST SIXTH STREET | WINSTON-SALEM, NC 27101



PROPERTY SNAPSHOT

213-217 WEST SIXTH STREET | WINSTON-SALEM, NC 27101

	±12,835 ESTIMATED SQUARE FEET		2001 REMODELED YEAR
	1926 YEAR BUILT		2018 NEW ROOF INSTALLED



INVESTMENT OVERVIEW

213-217 WEST SIXTH STREET | WINSTON-SALEM, NC 27101

ASKING PRICE: \$1,500,000

TENANT MIX*

TENANT	OCCUPIED SQUARE FOOTAGE	PRO RATA SHARE
Unit 1 - Steele Group Architects, PLLC	±3,200	24.93%
Unit 2 - Sixth & Vine Restaurant	±3,200	24.93%
Unit 3 - Sixteen Over Six Artist Studios	±6,435	50.14%
TOTAL	±12,835	100%

*DETAILED LIST OF INCOME & EXPENSES PROVIDED UPON REQUEST.



LOCATION OVERVIEW

213-217 WEST SIXTH STREET | WINSTON-SALEM, NC 27101

PROPERTY HIGHLIGHTS

- Well-located in the heart of Downtown Winston-Salem
- Recently replaced HVAC units
- Adjacent to the Sixth-Cherry-Trade parking deck
- Roof recently replaced in 2018
- Newly signed leases - contact broker for additional information

DEMOGRAPHIC HIGHLIGHTS

168,608
2024 POPULATION
(5 MILE)

170,139
2029 POPULATION PROJECTION
(5 MILES)

\$80,649
2027 AVERAGE HOUSEHOLD INCOME
(1 MILE)



MARKET SNAPSHOT

WINSTON-SALEM, NC



248,000+
TOTAL POPULATION



#1
CITY FOR SMALL
BUSINESS GROWTH
MSN, 2019



#2
BEST STATE
FOR BUSINESS
CNBC, 2021



#3
MOST AFFORDABLE CITY
FOR DOWNTOWN LIVING
WalletHub, 2019



#5
BEST CITY FOR FIRST
TIME HOME BUYERS
Livability, 2019



LOCAL COLLEGES & UNIVERSITIES

- Wake Forest University
- Winston-Salem State University
- University of NC School of the Arts
- Salem College
- Carolina University
- Forsyth Technical Community College

TOP EMPLOYERS

1. Atrium Health Wake Forest Baptist | 18,570
2. Novant Health | 11,010
3. Winston-Salem/Forsyth County Schools | 5,500
4. Truist | 4,000
5. Wells Fargo | 3,500

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