

4715 Bethania Station Rd

Winston-Salem, NC 27105

Office Space
1,800± SF | 4.64± AC

FOR LEASE

\$18 PSF Full Service



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M E R I D I A N







ABOUT THE PROPERTY

- Nicely upfit office space with hardwoods throughout.
- Located in northern submarket near US-52 & Hanes Mill Rd.
- Upper floor available as office space. Ideal for offices or service-based retail business

PROPERTY DETAILS

Size	1,800± SF
Acerage	4.64± AC
Zoning	LI
Property	Industrial / Flex
Type	1996
Age	9 Front Parking Spaces

DEMOGRAPHICS

	<u>1mi.</u>	<u>3mi.</u>	<u>5mi.</u>
 Population	2,781	29,578	74,383
 Avg. Household	1,251	12,016	31,170
 Avg. Household Income	\$65,596	\$76,241	\$67,559
 Employees	988	4,018	18,773

