



M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

OFFERING MEMORANDUM

1031

Highland Avenue

Winston-Salem, NC 27101

YWCA Best Choice Center

Rare Sale/Leaseback opportunity for 13,404 square foot facility on 1.21 acres, net-leased to the YWCA for the Best Choice Center, an academically focused program that provides after-school care for students in the community.



\$1,900,000

ASKING PRICE



7.50%

CAP RATE



5-10 YEARS

LEASE TERM



13,404± SF

BUILDING SIZE



1.21 ACRES

SITE SIZE

For more information:

Charlie H. Fulk, CCIM

Cfulk@meridianrealty.com

336.480.2089

WWW.MERIDIANREALTY.COM

Executive Summary

Investment Highlights

**Established Non Profit Tenant**

Leased to the YWCA of Winston-Salem, a trusted nonprofit with over 100 years of community service.

**Sale/Leaseback Structure**

Long-term commitment provides immediate cash flow with zero lease-up risk.

**Defensive Asset Class**

Community-serving educational facilities historically experience a low vacancy and high tenant retention.

**Below Replacement Cost**

Acquire a specialized institutional facility at a basis well below today's replacement cost.

**Strategic Location**

Minutes from downtown Winston-Salem with strong access and surrounding neighborhood support.

OFFERING SUMMARY

Asking Price	\$1,900,000
Net Operating Income	\$142,500
Cap Rate	7.50%
Lease Term	5-10 Years
Price per SF	\$141.75
NOI Per SF	\$10.63
Lease Structure	NNN
Landlord Responsibilities	None



TENANT PROFILE

The Best Choice Center, operated by the YWCA of Winston-Salem & Forsyth County, is an academically focused program providing after-school care, enrichment activities, and summer camp for students in kindergarten through eighth grade. Scholarship assistance is available for all child care programs.

Programs offered:

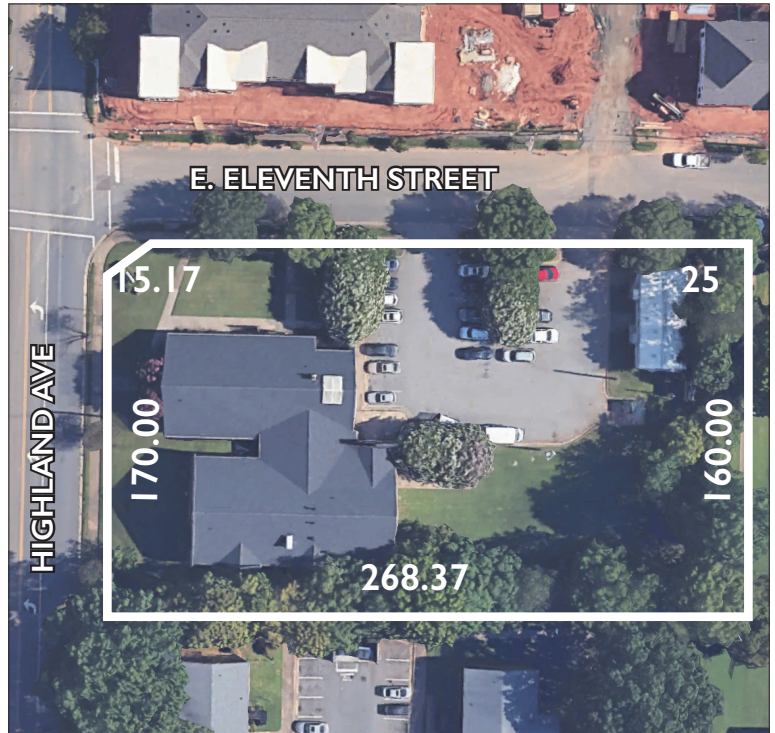
- **After-school Care** — academically focused programming for grades K-8th.
- **Enrichment Activities** — arts, technology, recreation, and mentoring.
- **Summer Camp** — full day summer programming.

The YWCA's mission-driven programming, established donor and grant support, and deep local roots make it a tenant whose commitment to this location extends far beyond the lease term.

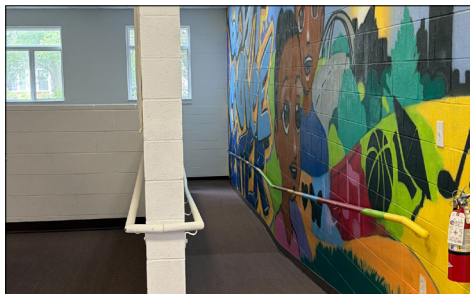
1031 Highland Avenue | Winston-Salem, NC 27101

PROPERTY DETAILS

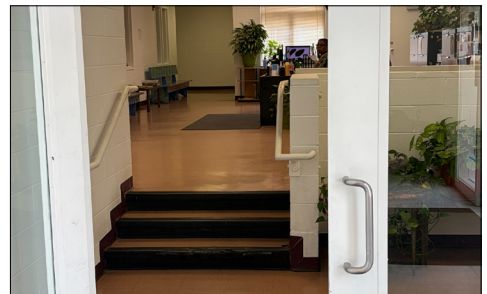
Address	1031 Highland Avenue
City, State, Zip	Winston-Salem, NC 27101
Building Size	13,404± SF
Floors	1; (Plus partial lower level)
Year Built	1960
Construction Type	Brick
Land Size	1.21± Acres
Parcel ID	6836-50-9315.000
Parking	18 Striped spaces + street parking
Zoning	RM18
Use	Educational / Community Facility



Main Lobby and Corridor



Community Mural at Entry Ramp



Main Entrance Vestibule



Classroom



Computer Lab



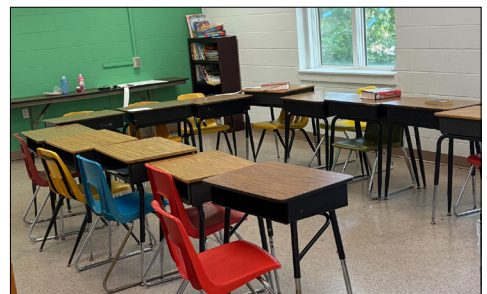
Restrooms



Early-learning Classroom



Assembly Hall - Open Floor



Upper-grade Classroom

1031 Highland Avenue | Winston-Salem, NC 27101



The area combines a young urban-core population with broad workforce depth, including 147,091 employees within five miles. A renter-heavy 1-mile ring supports labor access and neighborhood activity, while larger surrounding trade areas provide income diversity and household scale, reinforcing long-term demand from healthcare, education, service, and office users.



TRANSPORTATION

Salem Parkway/Business 40, I-40, Regional highway: PTI Airport ~33 min; downtown bus transit



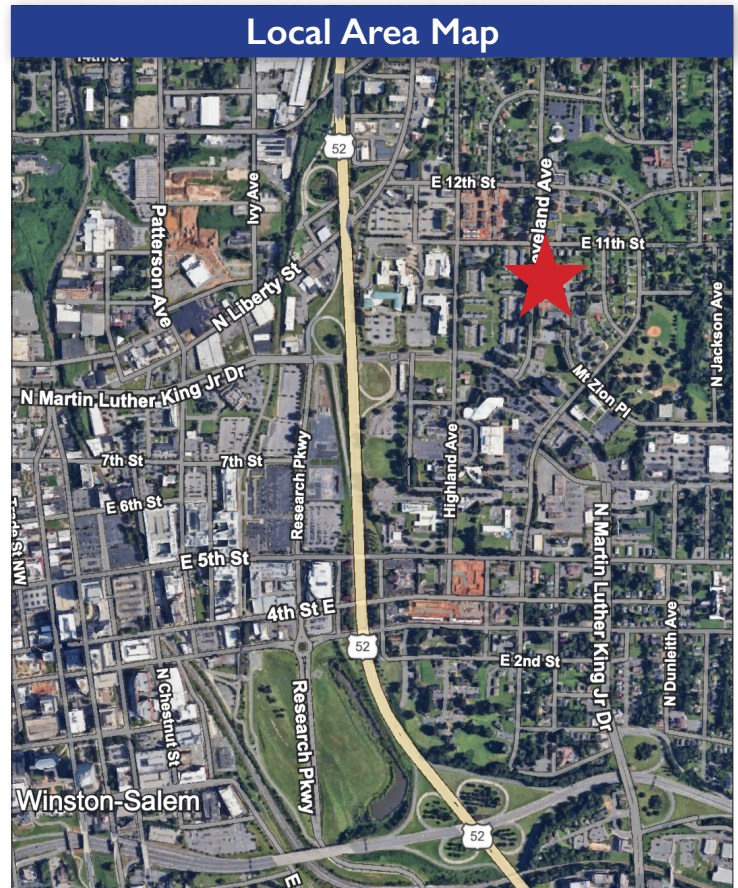
EDUCATION

Wake Forest University; Salem College; WSSU; UNC School of the Arts, Forsyth Tech nearby.



ATTRACTIONS

Innovation Quarter, Bailey Park, Truist Stadium, Old Salem Museum, downtown dining and services.



The site occupies a compact urban infill setting with direct access to downtown streets, regional highways, nearby transit, and Piedmont Triad International Airport. Surrounded by education anchors, Innovation Quarter, and downtown amenities, the property is embedded in a durable district serving healthcare, academic, public-sector, and community-oriented tenants.

KEY DISTANCE

Downtown Winston-Salem	1.8 mi
Wake Forest University	2.3 mi
Novant Forsyth Medical City	2.4 mi
I-40 (Salem Parkway)	1.2 mi
Piedmont Triad International (GSO)	22.5 mi

Demographic Summary

	1 MILE	3 MILE	5 MILE
2026 Population	12,136	67,331	157,182
2031 Population (Proj.)	12,583	69,337	161,178
Average HH Income	\$61,868	\$83,858	\$86,274
Median HH Income	\$35,749	\$49,448	\$53,878
Total Households	5,581	28,335	65,662
Total Businesses	838	3,534	6,912

No warranty or representation (express or implied) is made as to the accuracy or completeness of the information set forth herein. All information is submitted subject to errors, omissions, change of price, prior lease or sale, and withdrawal without notice. All marketing material produced by the Meridian Realty Group is proprietary. Any reproduction is expressly prohibited.



THE MERIDIAN REALTY GROUP | 147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101

P 336.722.1986 | F 336.723.3173

WWW.MERIDIANREALTY.COM