



FOR SALE

FREE STANDING OFFICE BUILDING

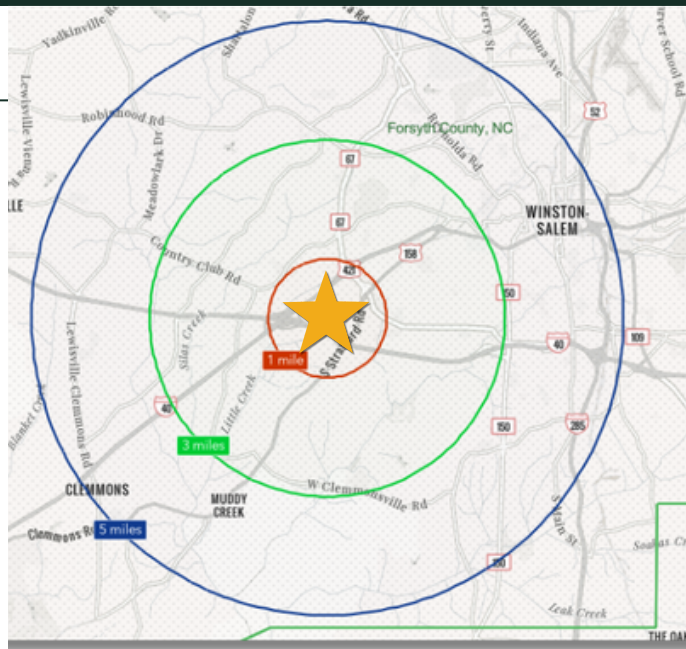
3805 FORRESTGATE DR. | WINSTON-SALEM, NC 27103

PROPERTY FEATURES

- Prime location within Winston-Salem's largest office/retail market, offering easy accessibility to I-40 & Stratford Rd corridor.
- 5,184 +/- SF, .64 AC
- General Office zoning
- Existing floor plan allows for multiple tenants
- Sale Price: \$695,000

DEMOGRAPHICS

	1 MI.	3 MI.	5 MI.
POPULATION	6,291	63,527	155,496
AVG HH INCOME	\$62,181	\$103,663	\$102,778
BUSINESSES	1,063	3,711	7,766
EMPLOYEES	16,550	78,577	130,702



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