

Hubbard

COMMERCIAL

Vineyard Plaza Shopping Center Winston-Salem, NC

±2,381 SF
Available For Lease



USES:

Retail or Office

Location:

4812 County Club Road, Winston-Salem NC
27104

AVAILABLE:

•4838 Country Club Road: ±1,769 SF
Lease Rate: \$14 / PSF- Modified Gross Lease

•4852 Country Club Road: ±612 SF
Lease Rate: \$14 / PSF- Modified Gross Lease

Summary:

This prime location is heavily trafficked and offers an excellent opportunity for any business. Easy access to Country Club Road & Jonestown Road.

CAM RATE:

\$2.00 / PSF

Current Tenants:

Food Lion, Auto Zone, Core Control, Magdalen's Tailoring, E-Smoke, M&W Business Center, Twin City Sports, Clean Wave & Vortex

ZONING:

HB (Highway Business)

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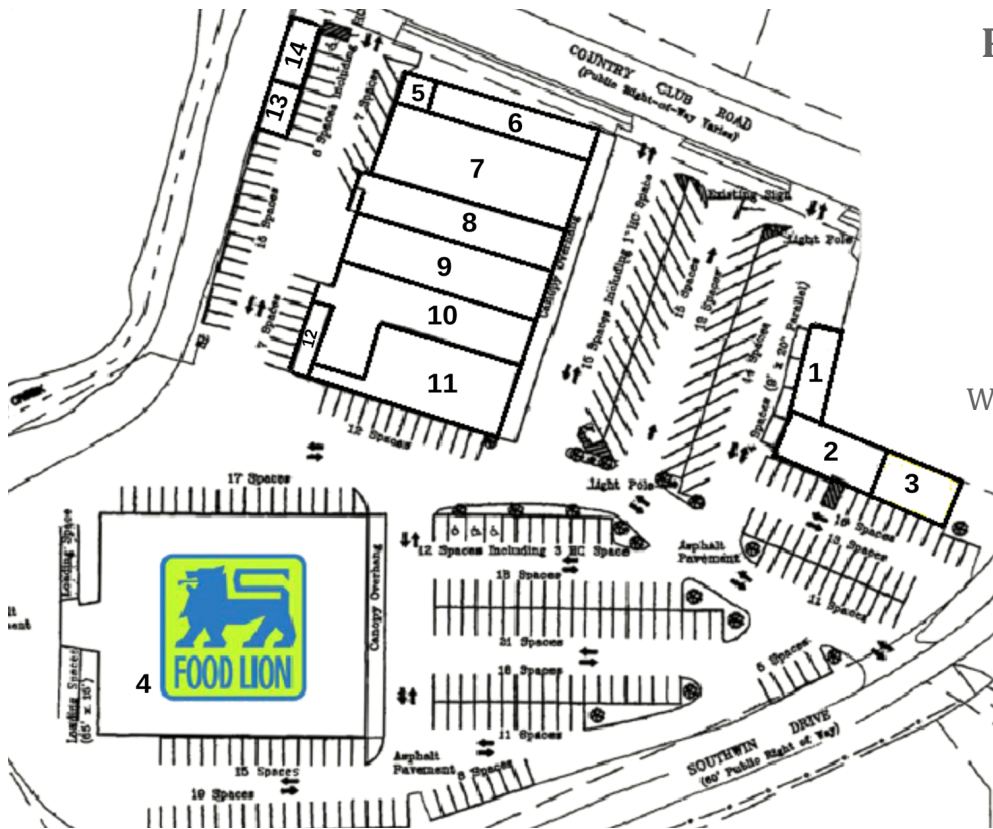
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OVERVIEW



PROPERTY HIGHLIGHTS

- Great visibility
- Signage available
- Onsite parking available
- ±59,812 SF building
- Private restrooms available
- Walking distance to dining and retail
- Desirable demographics

YEAR BUILT:

1972

OCCUPANCY:

96%

DAILY TRAFFIC COUNT:

18,000

ZONING:

HB (Highway Business)

***SPACE # 8 & 12**
4838 (8): 1,769 SF
4852 (12): 612 SF

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DEMOGRAPHICS

Population



1 Mile	9,315 people
3 Mile	55,977 people
5 Mile	129,917 people

Households



1 Mile	4,593
3 Mile	24,619
5 Mile	57,711

Average Household Income



1 Mile	\$77,801
3 Mile	\$109,679
5 Mile	\$110,355

Traffic Count



20,500+/- vehicles per day

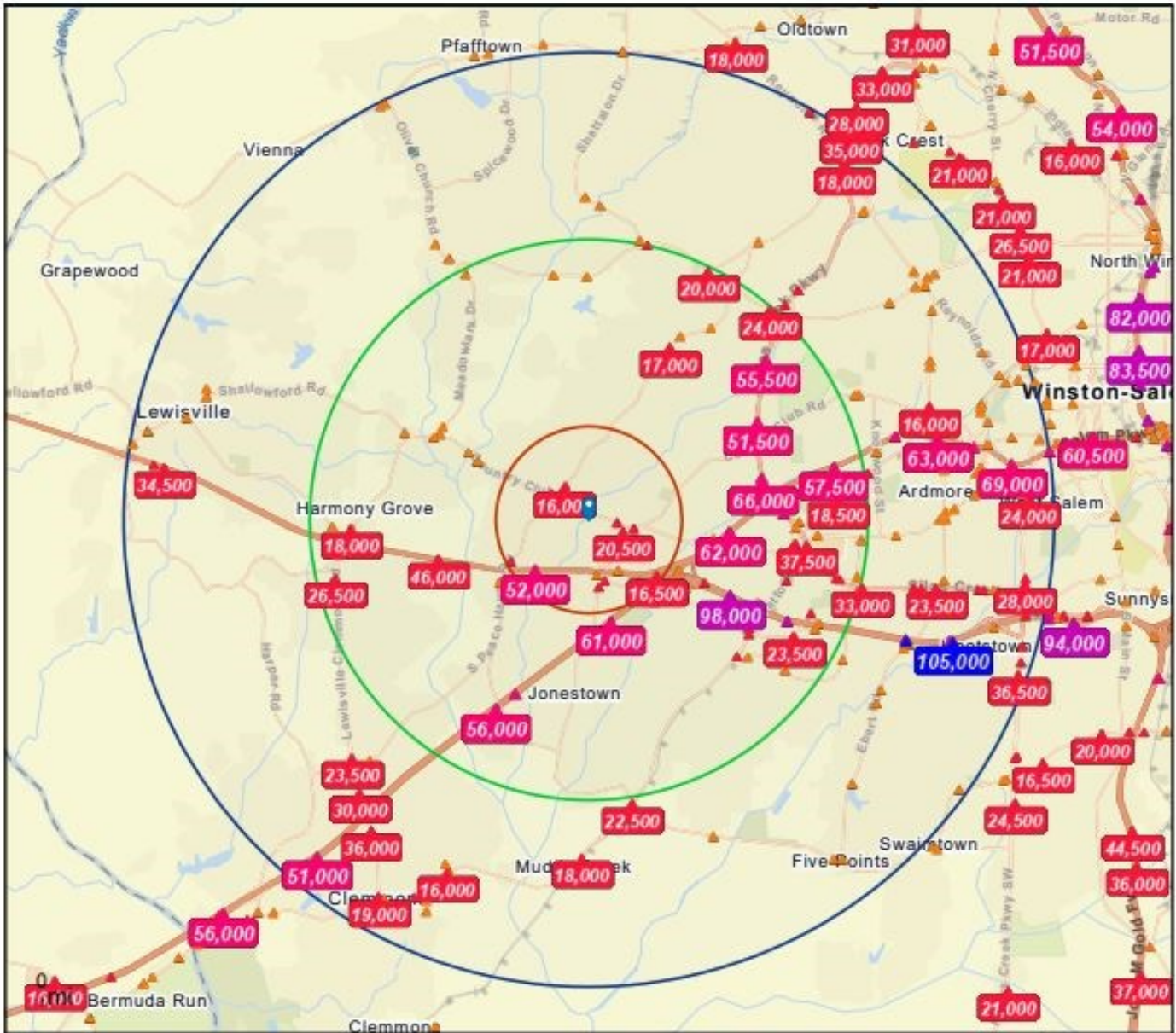
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Traffic Count Map

4812 Country Club Rd, Winston Salem, North Carolina, 27104
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.08064
Longitude: -80.34169



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

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