

# 6105 UNIVERSITY PKWY.

FOR LEASE | WINSTON-SALEM, NC 27105

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COMMERCIAL REAL ESTATE



WELL-LOCATED RETAIL SPACE FOR LEASE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	5,500
LEASE RATE	\$15.00, Modified Gross

## DESCRIPTION

Great retail location for lease on University Parkway in Winston-Salem! The ±5,500 SF space features a drive-in door, fantastic visibility from the street, and ample windows for natural light. There is surface parking and a large outdoor storage/laydown area. Located 0.5 miles from Highway 52, less than a mile from Interstate 74, and only 8 minutes from Wake Forest University.



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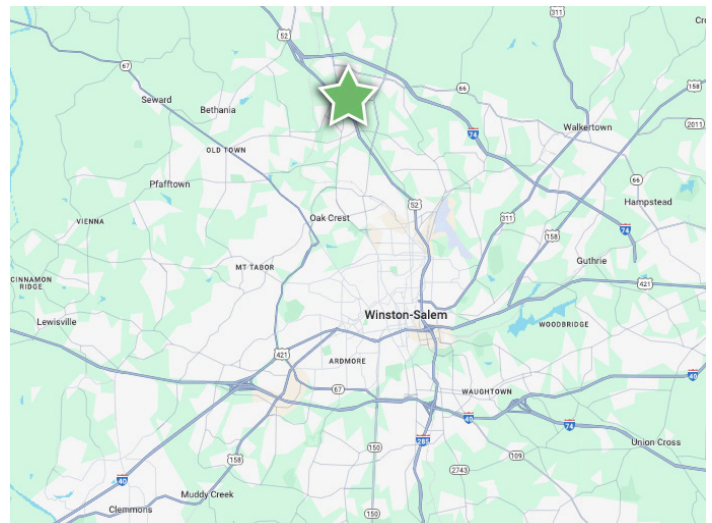
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## KEY FEATURES

- ±5,500 SF retail space for lease
- Features a drive-in door, fantastic visibility from the street, and ample windows
- Surface parking and a large outdoor storage/ laydown area
- Located 0.5 miles from Highway 52, less than a mile from Interstate 74, and only 8 minutes from Wake Forest University



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## PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Free-standing
AVAILABLE SF ±	5,500	RESTROOMS	2
ACRES	0.77	ROOF	Flat
YEAR BUILT	1963	EXTERIOR	Brick
ZONING	LB-L	TAX PIN	6829-21-9378

## PRICING & TERMS

LEASE RATE	\$15.00	LEASE TYPE	Modified Gross
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