



West Salem Shopping Center
+/- 3,027 SF Retail Space
603 Peters Creek Parkway, Winston-Salem, NC



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OVERVIEW



Available:

627 Peters Creek Pkwy +/- 3,027 SF

Lease Rate: \$12.00/PSF

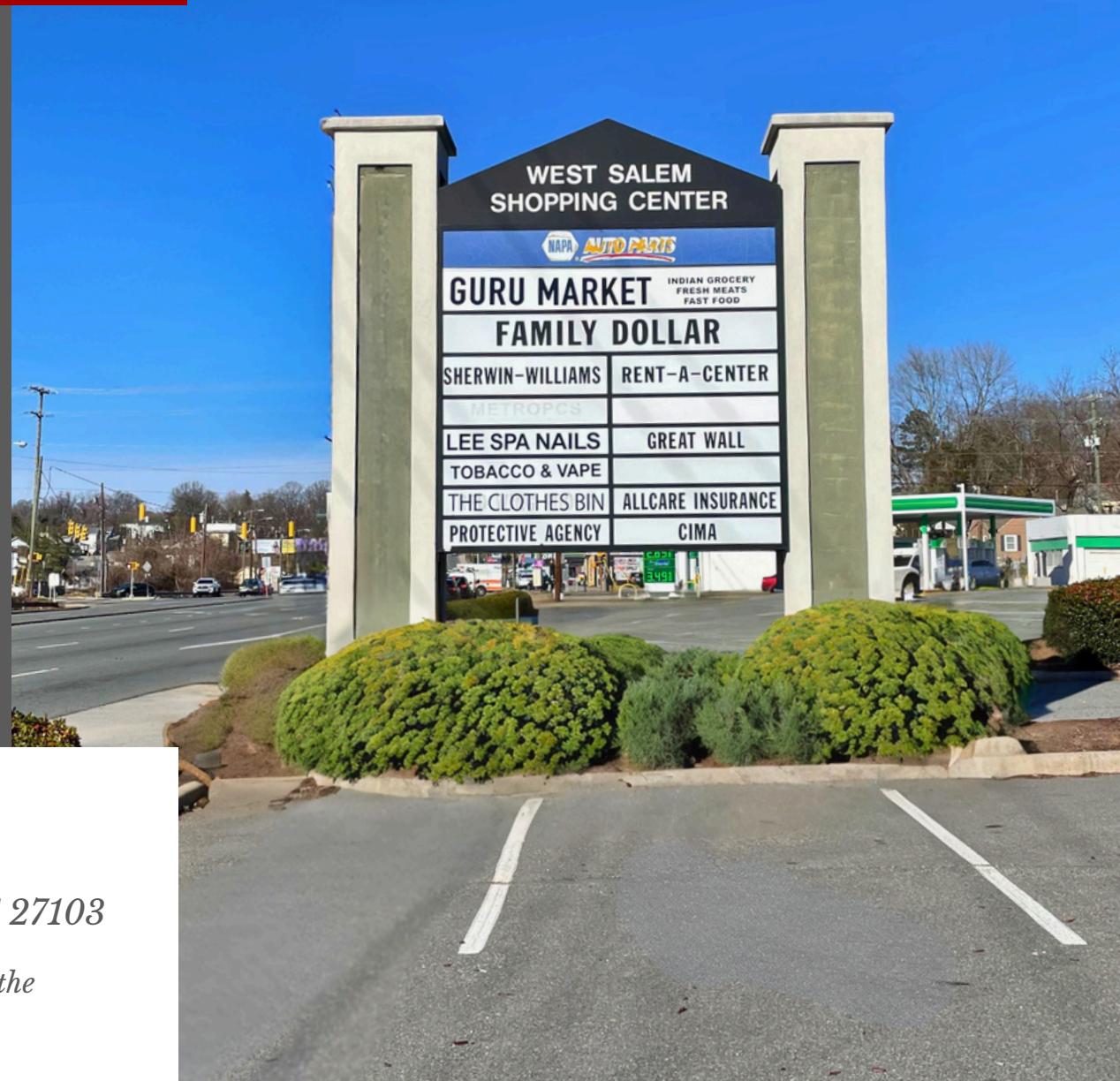
Modified Gross Lease

CAM Rate: \$2.00/PSF

Location:

603 Peters Creek Parkway Winston-Salem, NC 27103

Conveniently located right off the new Salem Parkway at the intersection of Peters Creek Parkway and Academy Street.





PROPERTY DETAILS



YEAR BUILT/RENOVATED:
1965/2012

OCCUPANCY:
99.00%

LOT SIZE:
7.71 acres

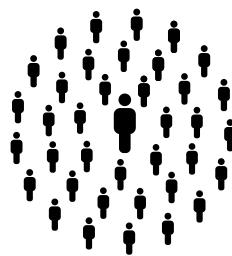
LEASE TYPE:
Modified Gross

ZONING:
HB

USES:
Retail, Office

The shopping center is in a high traffic area. It is conveniently located close to Truist Stadium, Wake Forest Baptist Hospital, and downtown WinstonSalem with close proximity to Salem Parkway and Interstate 40.

Demographics



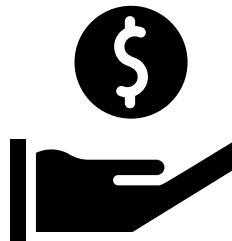
Population

1 Mile 11,152 people
3 Mile 76,713 people
5 Mile 169,877 people



Households

1 Mile 5,964
3 Mile 33,193
5 Mile 70,790



Average Household Income

1 Mile \$101,690
3 Mile \$95,834
5 Mile \$98,253

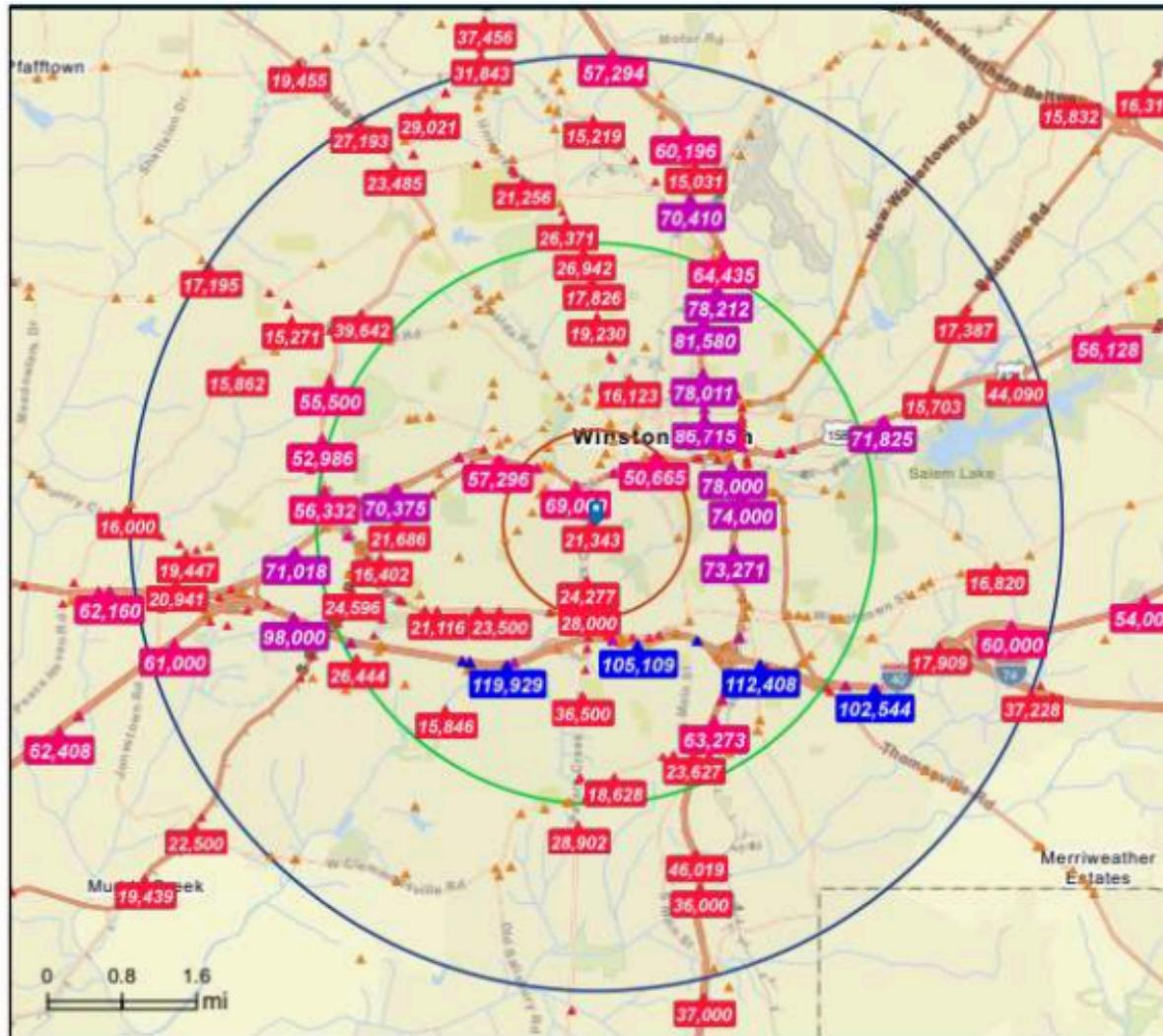


Traffic Count

26,000+/-
vehicles per day

Demographics prepared by ESRI on 8/05/2024

Traffic Count Map



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



Demographics prepared by ESRI on 8/05/2024.

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