

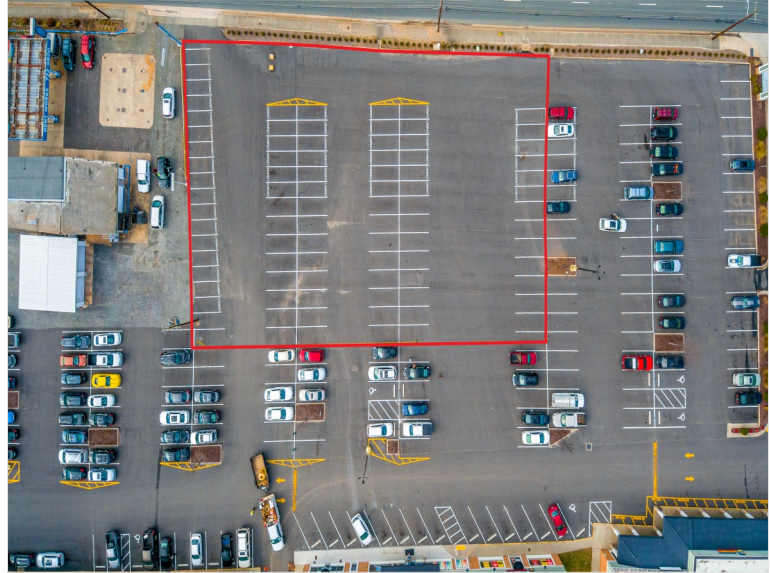
# Hubbard

## COMMERCIAL

### WEST SALEM SHOPPING CENTER OUTPARCEL

603 Peters Creek Parkway, Winston-Salem NC

**± 33,000 sq ft of Land Available**



#### LOCATION HIGHLIGHTS:

- 33,000 sq ft ±
- Zoning: HB (Highway Business)
- Traffic Count: 34,506
- Not in a flood zone
- Tax Parcel: Portion of 6825-81-6655.00

#### SUMMARY:

Ground Lease opportunity in West Salem Shopping Center. High Traffic area near Truist Stadium and downtown Winston-Salem. Great site for drive thru restaurant or other HB uses. Approximately 33,000 square feet is identified in proposed site. Build to suit is negotiable for credit tenants.

Annual Rent: \$52,000.00/ NNN

#### **HUBBARD COMMERCIAL, LLC**

1598 WESTBROOK PLAZA DR, SUITE 200  
WINSTON-SALEM, NC 27103  
[www.hubbardcommercial.com](http://www.hubbardcommercial.com)

#### **JOHN-LEWIS GODFREY**

336.733.1505 Office  
[jlgodfrey@hubbardcommercial.com](mailto:jlgodfrey@hubbardcommercial.com)