

WINSTON-SALEM, NC

215 N. BROAD STREET

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RETAIL PROPERTY **FOR SALE / LEASE**



PROPERTY DESCRIPTION

±7,040 SF retail/office building located on N. Broad Street (13,000 VPD) in downtown Winston-Salem, just two blocks from Truist Stadium. This two-story building offers excellent visibility, ample parking, and convenient access to I-40. Property is strategically located amidst a mix of restaurants, retailers, and luxury apartments including 229-unit West End Station and high-end 300-unit Easley. Offered as a warm shell, flexible for redevelopment or owner-user use.

OFFERING SUMMARY

Sale Price:	\$995,000
Lease Rate:	\$16 SF/yr (NNN)
Available SF:	7,040 SF
Lot Size:	0.44 Acres
Building Size:	7,040 SF

Nick Gonzalez

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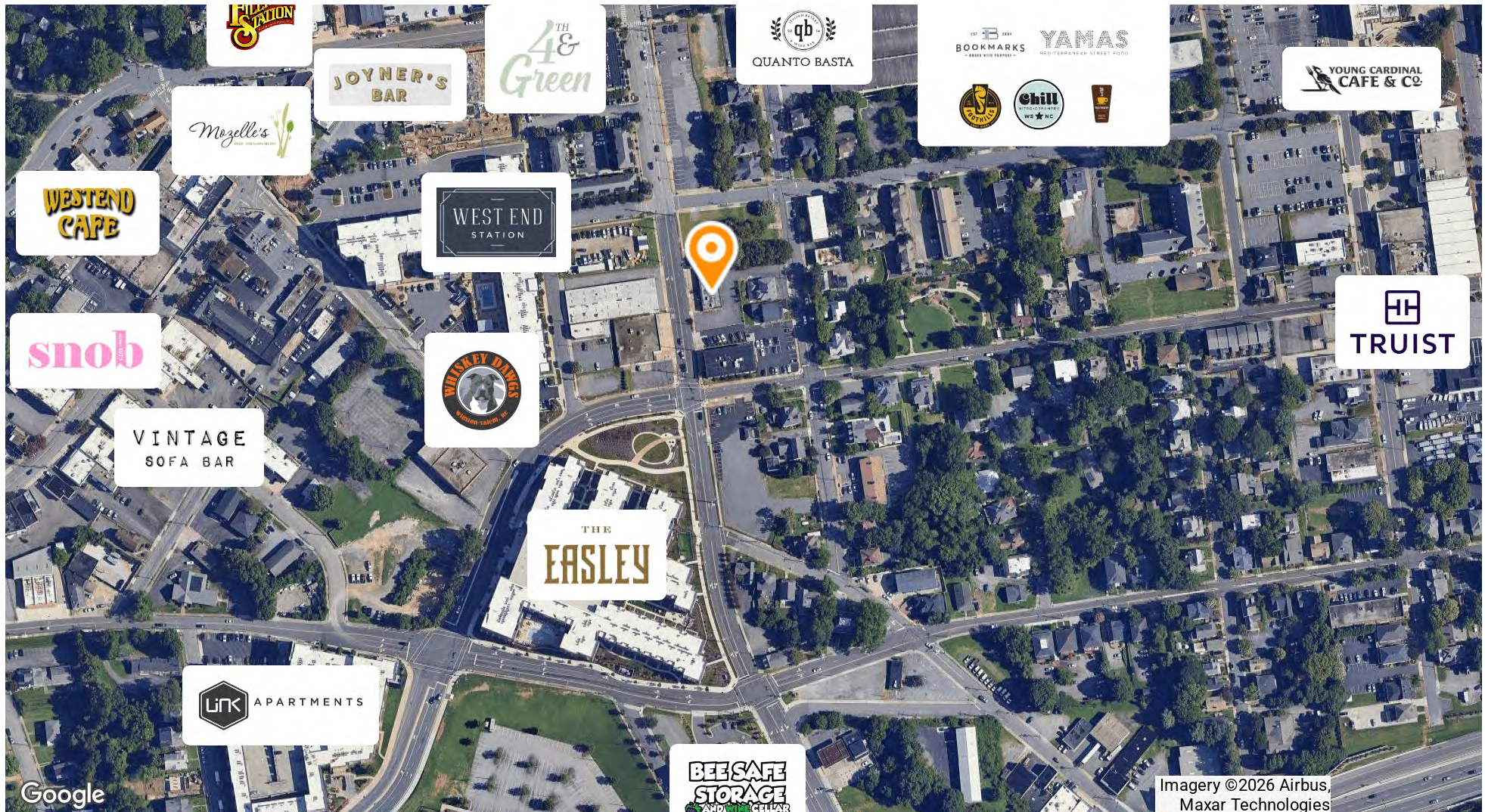
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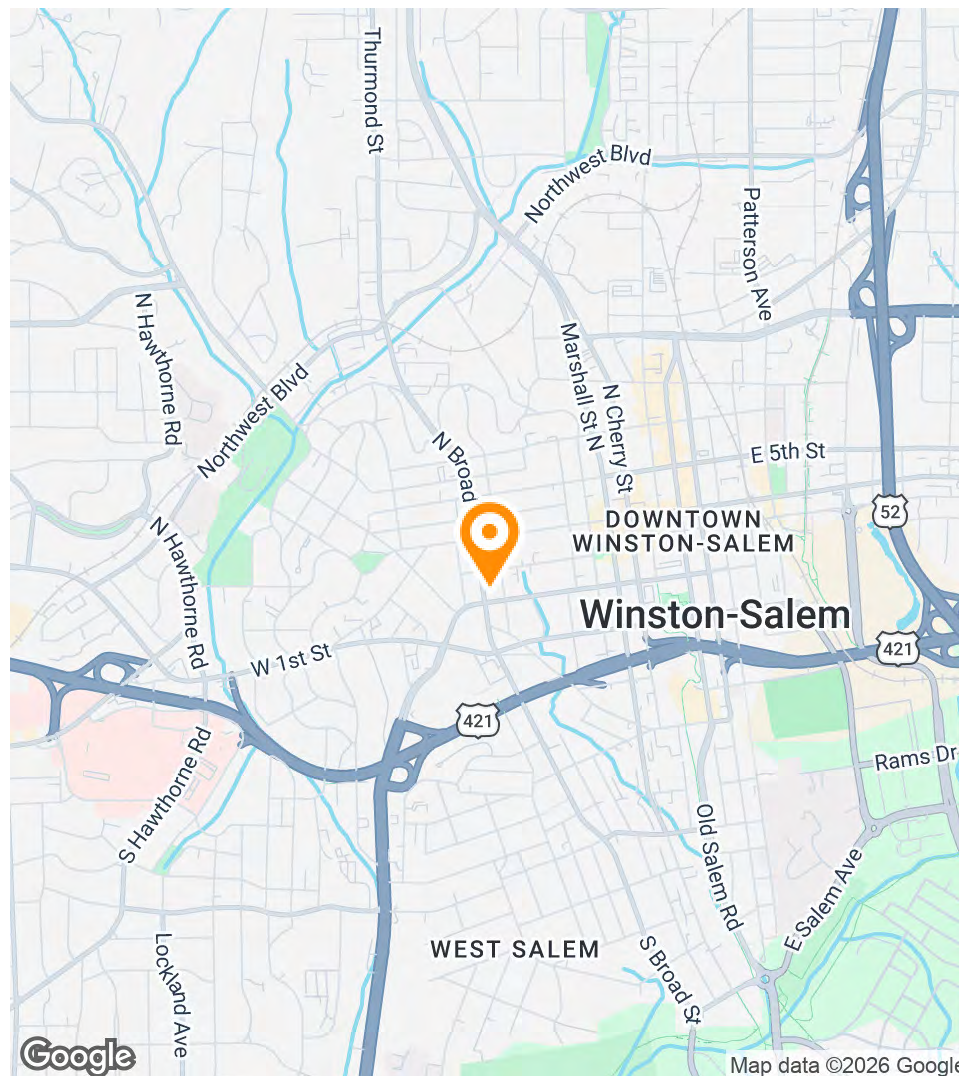
SALE PRICE: \$995,000
LEASE RATE: \$16 SF/YR
(NNN)

LOCATION INFORMATION

Street Address	215 N. Broad Street
City, State, Zip	Winston-Salem, NC 27101

PROPERTY INFORMATION

Property Type	Retail
Zoning	HB
Lot Size	0.44 Acres
Building Size	±7,040 SF
Number of Floors	2
Year Built	1966



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