

Hubbard

COMMERCIAL

Coliseum Park Plaza
±24,792 SF Retail/Office Space
Available for Lease



USES:

Retail or Office

ZONING:

HB (Highway Business)

AVAILABLE:

- 710-40: ± 8,989 SF

Lease Rate: \$8/PSF- Modified Gross Lease

- 710-60: ± 1,200 SF

Lease Rate: \$14/PSF- Modified Gross Lease

- 710-90: ± 7,759 SF

Lease Rate: \$8/PSF- Modified Gross Lease

- 710-110: ± 1,483 SF

Lease Rate: \$12/PSF- Modified Gross Lease

- 710-120: ± 5,361 SF

Lease Rate: \$12/PSF- Modified Gross Lease

CAM RATE:

\$2.00/PSF ESTIMATED

LOCATION:

710-720 Coliseum Dr. Winston-Salem, NC 27106

SUMMARY:

This excellent, heavily trafficked location conveniently situated between high income residential and downtown offers an excellent opportunity for any business. Located on Coliseum Drive with convenient access to I-40. Tenant improvement allowance and build out negotiable on all spaces.

CURRENT TENANTS:

Charles Hines & Sons, Leesona Corp,
Five Loaves Catering, State Farm Insurance, Key
Autism, Salem Montessori & Barefoot Baking Supply Co.

HUBBARD COMMERCIAL

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No warranty or representation is made to the accuracy of the information contained herein.
All Information is subject to change or withdrawal. No liability is assumed for any inaccuracy of any information.

OVERVIEW

YEAR BUILT:

1969

(Remodeled 1997)

OCCUPANCY:

59%

ZONING:

HB (Highway Business)

PROPERTY HIGHLIGHTS

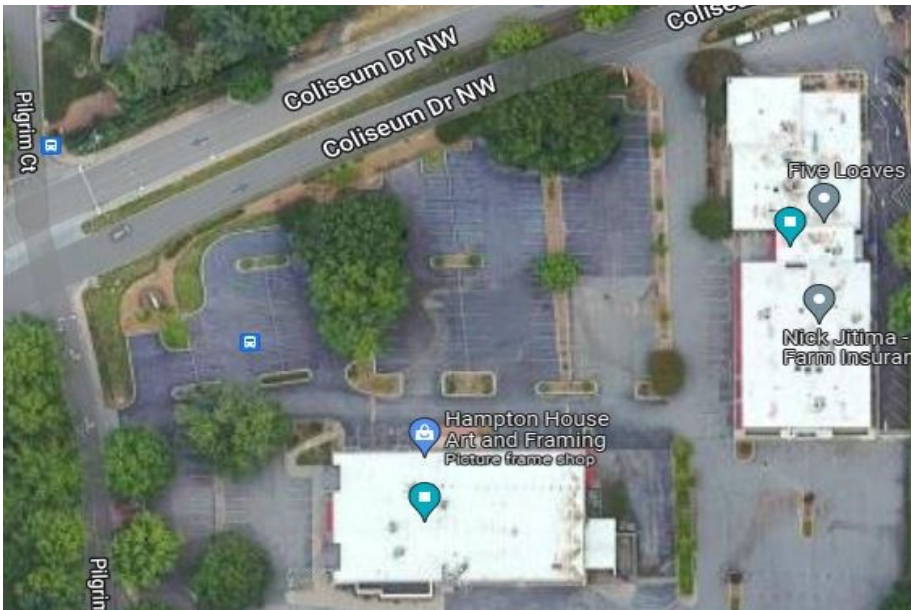
Great visibility

Signage available

±78,595 SF shopping center

Private restrooms available

Desirable demographics



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DEMOGRAPHICS



Population

1 Mile	7,340
3 Mile	69,881
5 Mile	157,405



Households

1 Mile	2,486
3 Mile	29,626
5 Mile	64,721



Traffic Count

+/-26,942 vehicles per day

At Coliseum Dr & University Pkwy



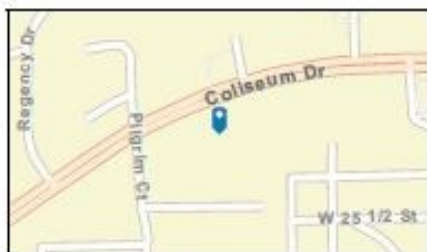
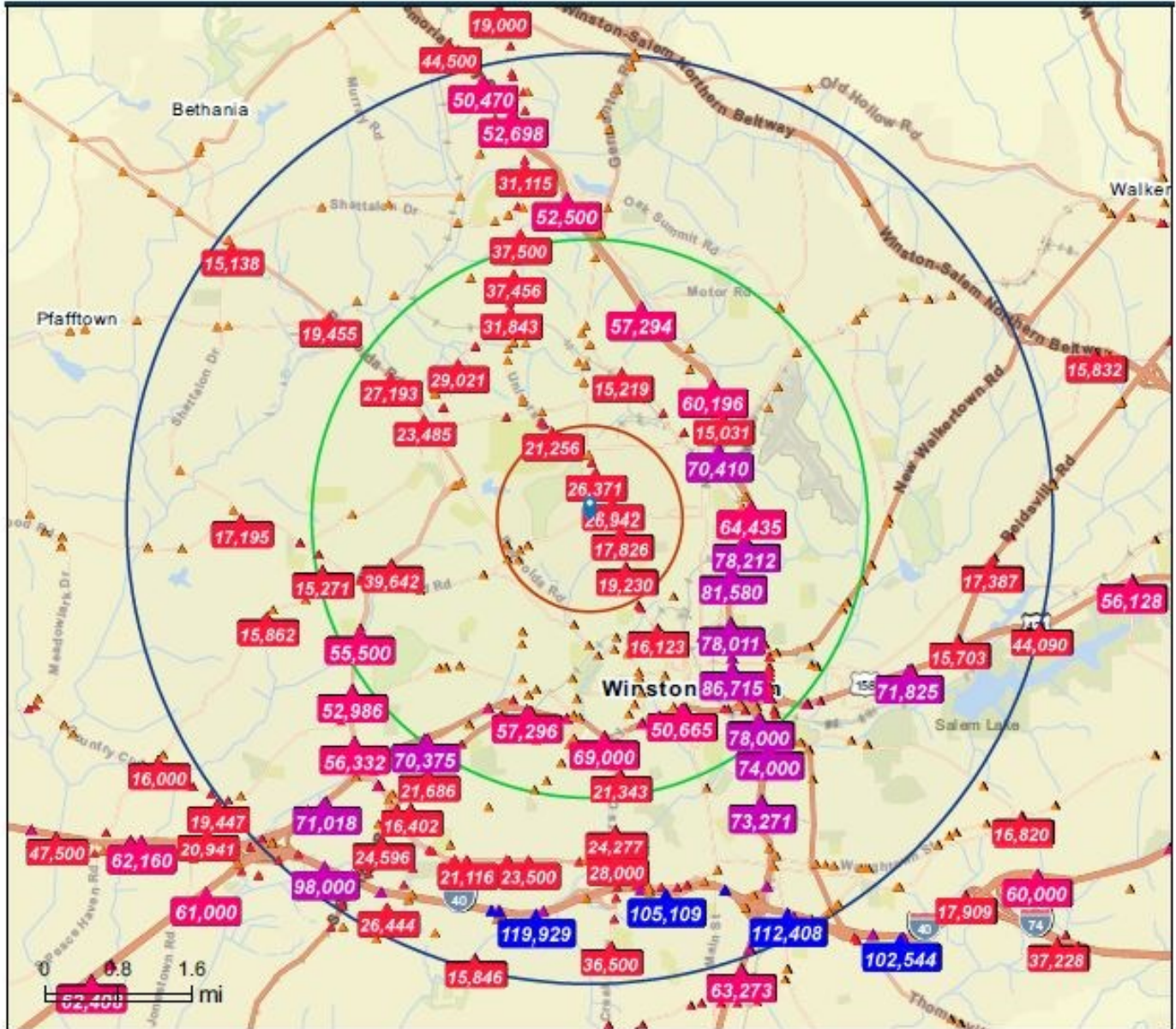
Average Household Income

1 Mile	\$92,726
3 Mile	\$87,939
5 Mile	\$88,295

Traffic Count Map

710 Coliseum Dr, Winston Salem, North Carolina, 27106
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.12314
Longitude: -80.26334



- 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: ©2024 Kalibrate Technologies (Q2 2024).

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