

# FOR LEASE



±750 SF Retail Suite in the Heart of Downtown Winston-Salem



**105A W 4th St**  
Winston-Salem, NC 27101



**Eddy Forrest**

P: 336-399-9622

E: [eforrest@reedypg.com](mailto:eforrest@reedypg.com)

# 105A W 4th St

Winston-Salem, NC 27101

---

## Property Highlights:

- Across from Merschel Park
- Across the street from Hotel Indigo
- Located on one of the busiest streets in Downtown Winston-Salem
- W 4<sup>th</sup> St is a “Walker’s Paradise” with a score of 91 according to *Walk Score, 2025*

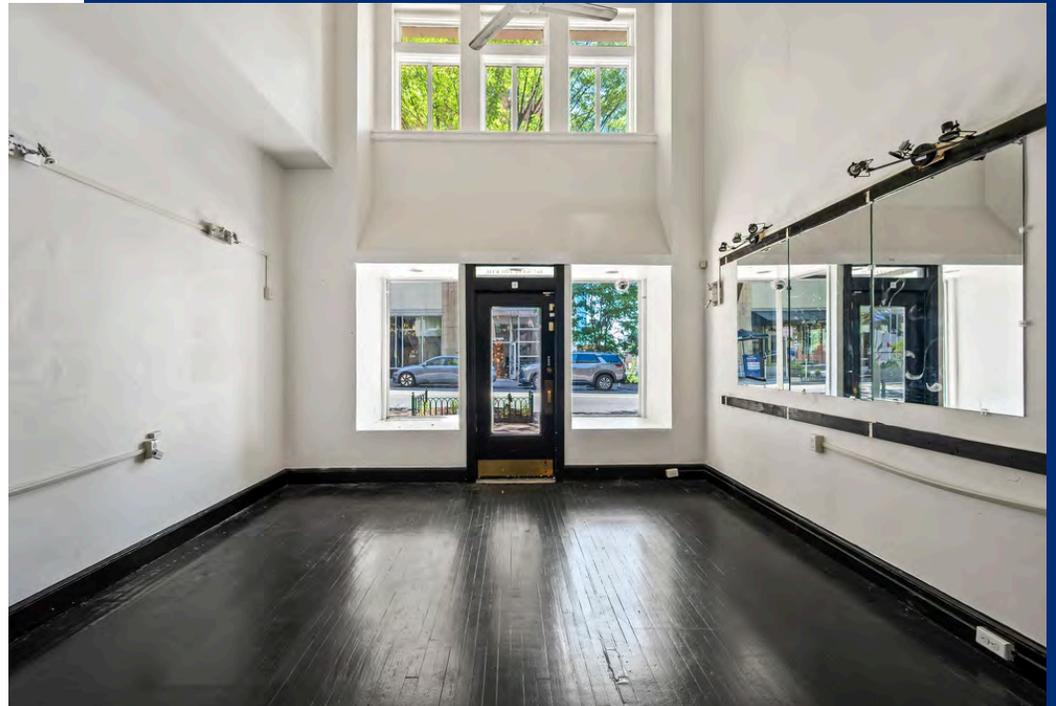
## Offering Summary

**Suite Size:** ±750 SF

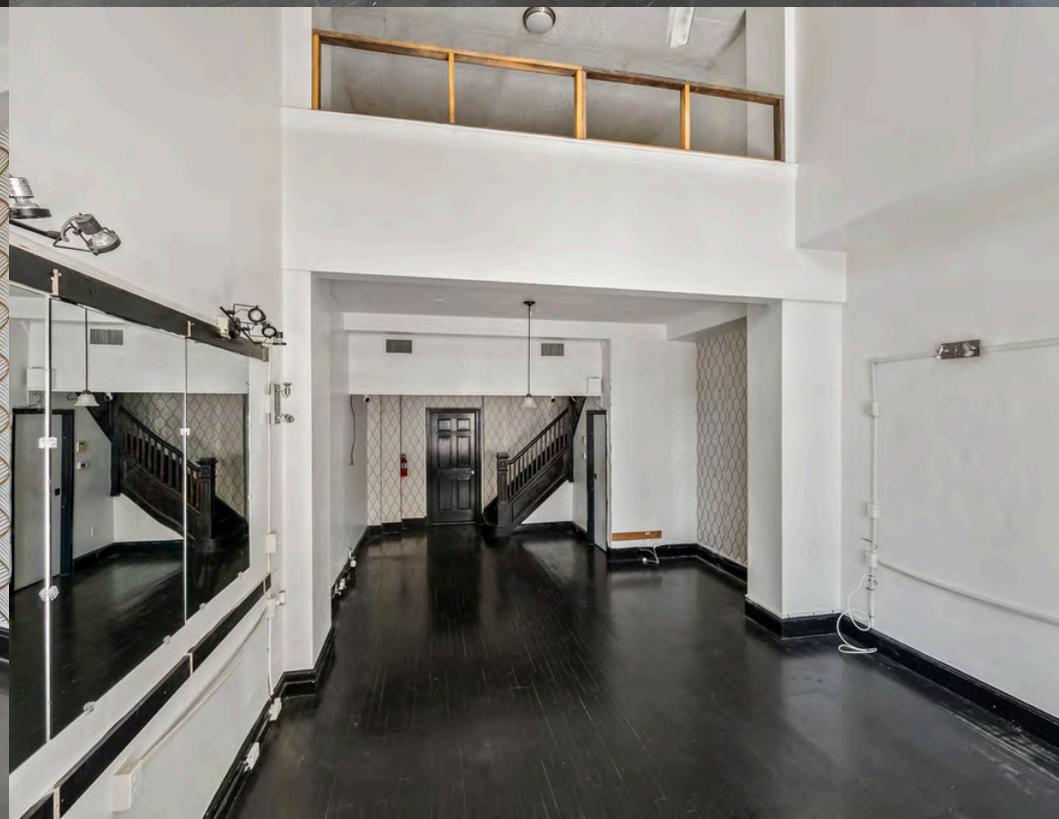
**Lease Rate:** \$25/SF (NNN)

**Lease Term:** 3 - 5 Years

*Square footage, taxes, utilities, and lot dimensions to be verified by Tenant and/or Tenant’s agent*



# Property Photos



Property Photos



# Merschel Park

Winston-Salem, SC

## Overview

This property is located directly across from Merschel Park, a brand-new, art-filled urban oasis that invites downtown workers, families, and visitors to linger, this highly visible property enjoys daily interaction with a vibrant community space. With shaded picnic areas, public sculpture, and views of the evolving Innovation Quarter, the location offers immediate access to both serenity and energy. Whether you imagine sidewalk cafés, creative studios, or consultative offices, the presence of Merschel Park ensures your business addresses the downtown lifestyle head-on.

## Why Merschel Park Helps Your Business

### 1. Elevated Work-Life Balance

Businesses benefit when employees have a peaceful outdoor space for breaks, brainstorming, or client meet-ups, just steps from the front door. Merschel Park offers exactly that: a landscaped retreat embedded within the urban core.

### 2. Aesthetic & Cultural Appeal

The park's striking public art and well-kept green spaces create a visually attractive backdrop that projects sophistication and culture, qualities that reflect well on any business next door.

### 3. Activation & Foot Traffic

As a hub for small concerts, performances, events, and casual socializing, the park draws regular foot traffic, boosting visibility for neighboring businesses, especially those looking to attract lunch crowds or casual encounters.

### 4. Community-Focused Setting

With its connection to civic pride and cultural revitalization, Merschel Park signals a progressive, community-oriented environment, appealing for businesses that want to align with local values and innovation.

### 5. Proximity to Kaleideum & Innovation Quarter

Located directly across from the newly opened Kaleideum Children's Museum and adjacent to the thriving Innovation Quarter, home to research, education, and business development, Merschel Park positions your business in an energetic and forward-looking district City of Winston-Salem.

# Local Retailers & Amenities

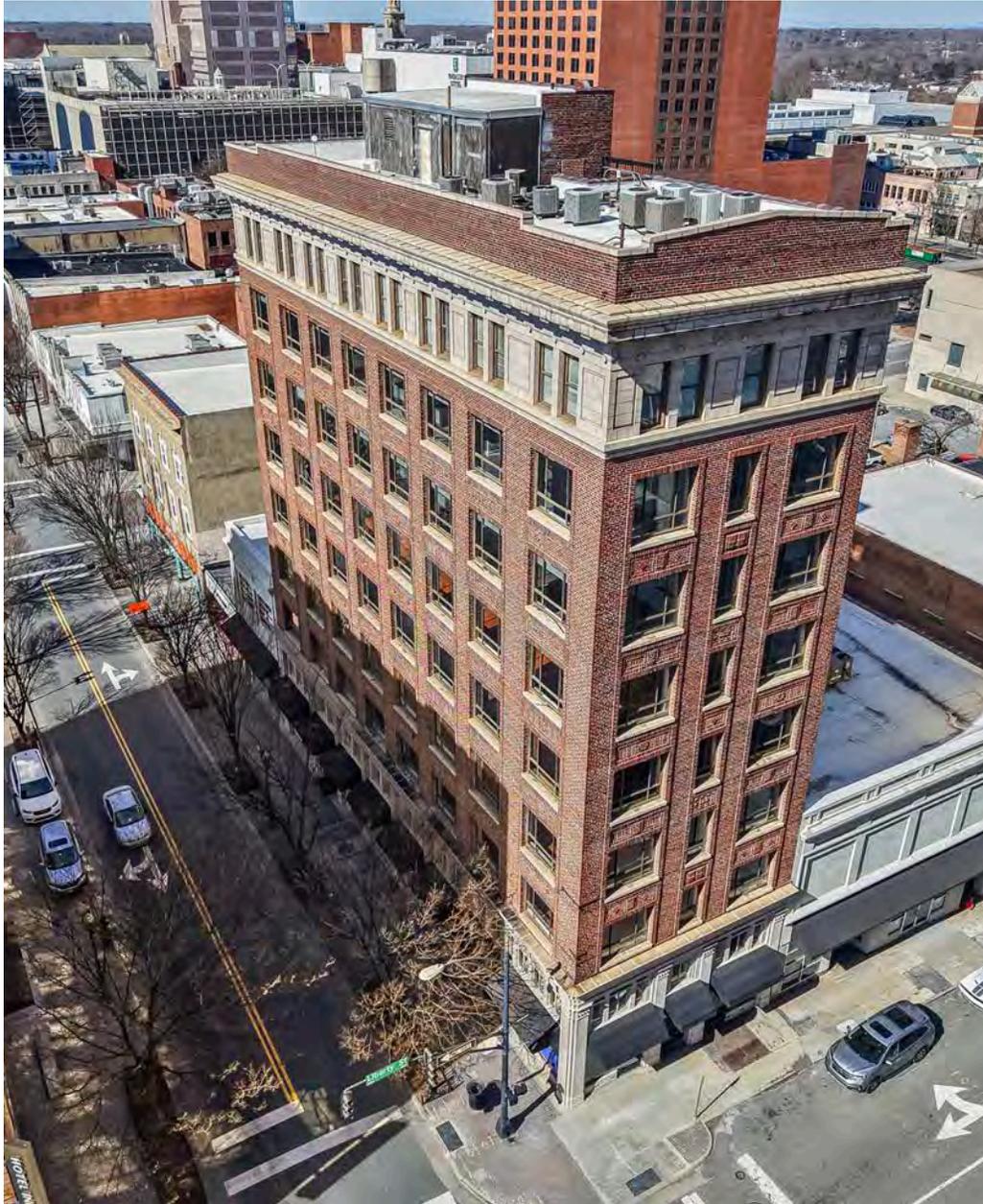
Winston-Salem, NC



# Confidentiality & Disclaimer

Reedy Property Group

REEDY



All materials and information received or derived from Reedy Property Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Reedy Property Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Reedy Property Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Reedy Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Reedy Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

# Contact Information

Reedy Commercial

## WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



### Eddy Forrest

P: 336-399-9622

E: [eforrest@reedypg.com](mailto:eforrest@reedypg.com)

