

Highly Visible Retail/Office Building

61 Miller Street | Winston Salem, NC 27104



- ♦ Available For Sale or Lease
- ♦ 2,040 SF \pm on 0.08 Acres
- ♦ Visible from Salem Parkway
- ♦ Great Signage on Miller St.
- ♦ Excellent Location
- ♦ Limited Parking

Conveniently located on Miller Street and behind Whole Foods and across from Publix.

The property is zoned General Business and was formerly occupied as an Office.

Ready to occupy and call for more details.



JJ Joubran, CCIM

(336) 270-9775

JJ@JoubranCommercial.com

Highly Visible Retail/Office Building

61 Miller Street | Winston Salem, NC 27104

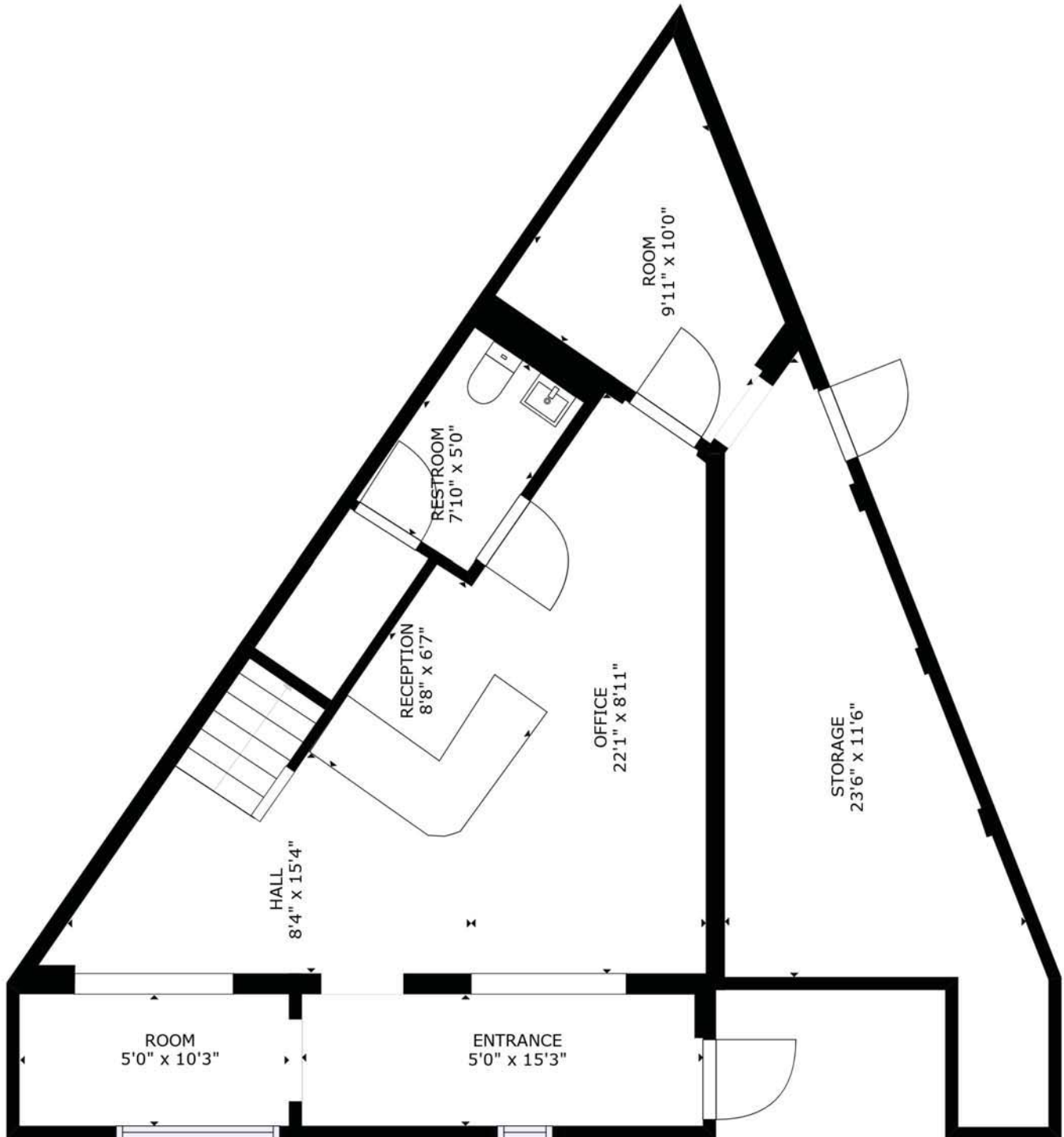


JJ Joubran, CCIM

(336) 270-9775

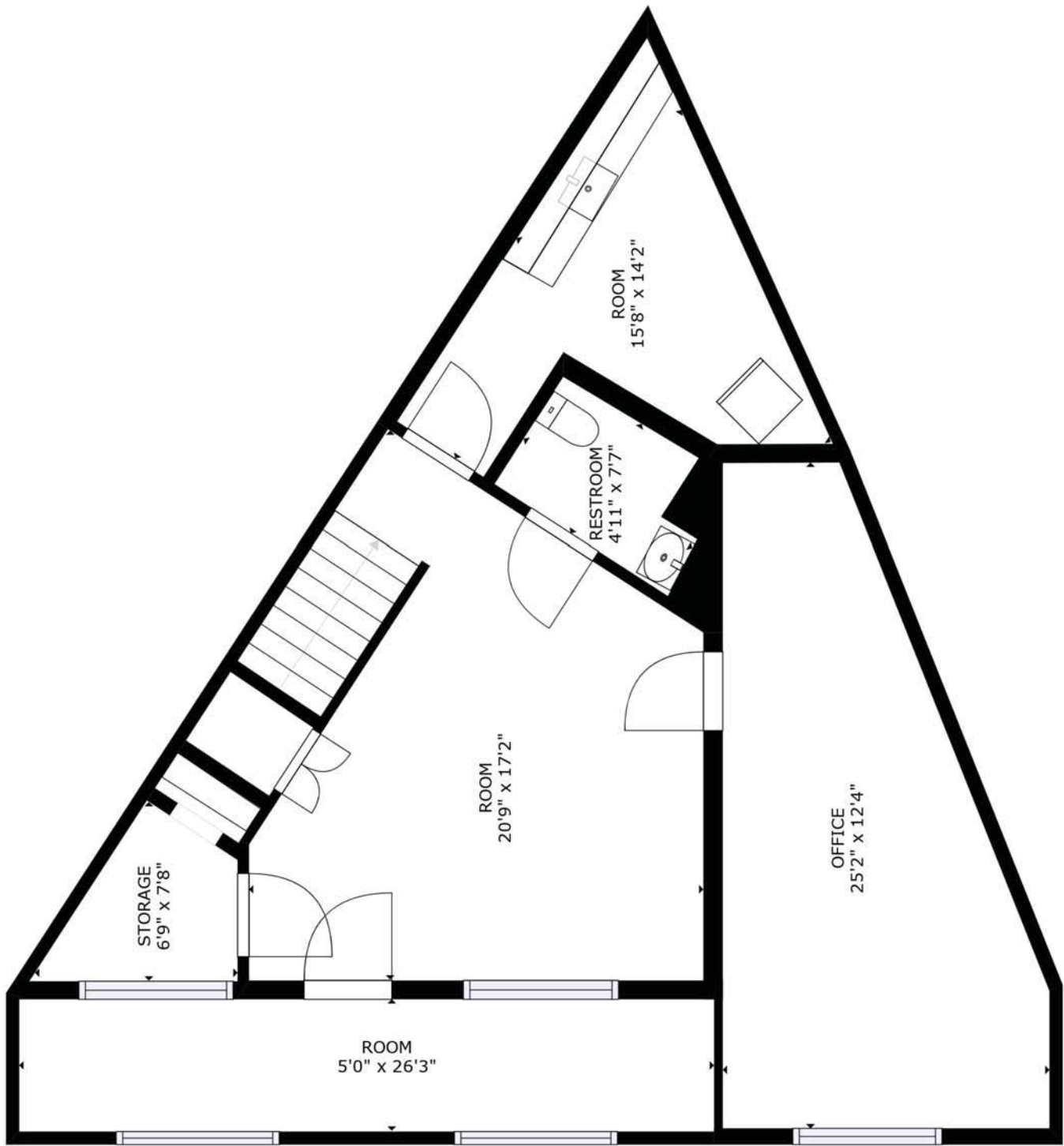
JJ@JoubranCommercial.com

First Floor Plan



Contact:
JJ Joubran, CCIM
Joubran Commercial Properties
(336) 270-9775
JJ@JoubranCommercial.com
www.JoubranCommercial.com

Second Floor Plan



Contact:

JJ Joubran, CCIM
Joubran Commercial Properties
(336) 270-9775

JJ@JoubranCommercial.com
www.JoubranCommercial.com

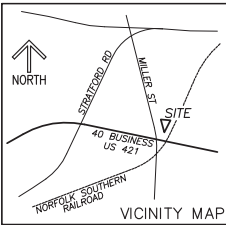
Aerial



Contact:

JJ Joubran, CCIM
Joubran Commercial Properties
(336) 270-9775

JJ@JoubranCommercial.com
www.JoubranCommercial.com



LEGEND

- BOUNDARY CORNER, NEW IRON ROD
- UNLESS NOTED OTHERWISE
- NIP/EIP NEW/EXISTING IRON PIPE
- NON-MONUMENTED POINT
- SEWER CLEAN OUT
- METER-ELECTRIC
- METER-WATER
- POLE-UTILITY
- FIBEROPTIC MARKER
- OVERHEAD UTILITY LINE

CERTIFICATION

To HGF PROPERTIES, LLC, DOGWOOD STATE BANK, & INVESTORS TITLE INSURANCE COMPANY.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7a, 7b1, 9 & 17 of Table A, thereof. The fieldwork was completed on 5/28/2025.
Date of Plat or Map: 05/29/2025

JEFFERY L. CAISON, PLS NC L-4403



TITLE LEGAL DESCRIPTION:

BEGINNING at an existing iron pin located in the eastern margin of Miller Street, at the intersection with the Norfolk Southern Railroad, thence along the eastern margin of Miller Street North 19 degrees 39 minutes 45 seconds West 83.41 feet to an existing iron pin, a corner in common with Miller Crossing Market LLC (Deed Book 3214, Page 4336); thence with Miller's line South 77 degrees 11 minutes 03 seconds East 96.44 feet to a point in the northwest margin of Norfolk Southern Railroad; thence with the railroad right of way a curve to the right having a chord bearing and distance of South 49 degrees 05 minutes 51 seconds West 87.29 feet, a radius of 2704.41 feet and an arc length of 87.29 feet to the POINT AND PLACE OF BEGINNING. Said parcel containing 3,413 square feet, more or less, according to the survey prepared by Charlie Morgan Surveying, PLLC dated February 18, 2016 and designated Job #7482.

SURVEY LEGAL DESCRIPTION:

BEGINNING at an existing iron pipe located on the eastern right of way line of Miller Street, at the intersection with the northern right of way line of the Norfolk Southern Railroad, THENCE, with the eastern right of way line of Miller St, a curve to the left having a radius of 1,061.13 feet, an arc length of 83.47 feet and a chord of N19°41'33"W, 83.45 feet to an existing iron pipe, a corner with Echo Miller Street LLC; THENCE, with Echo Miller Street LLC, S76°14'02"E, 94.02 feet to a point on the northern right of way line of the Norfolk Southern Railroad; THENCE, with the right of way of the Norfolk Southern Railroad, on a curve to the right having a radius of 1,513.06 feet, an arc length of 84.58 feet and a chord of N48°21'39"E, 84.57 feet to the Place and Point of Beginning, having an area of 3,263 square feet, more or less.

RECONCILIATION OF ORIGINAL PROPERTY CORNER INFORMATION

DISTANCE FROM ORIGINAL CORNER TO CONCRETE MONUMENT (P.O.B. OF SURVEY BY BORUM); CALCULATED FROM BORUM SURVEY - 586.50; RECONCILED DISTANCE - 586.39' (NOTE: MONUMENT WAS FOUND DISTURBED)

DISTANCE FROM ORIGINAL CORNER TO EXISTING IRON PIPE LOCATED NORTHEAST ALONG RAILROAD RIGHT OF WAY: FROM BORUM SURVEY - 263.53'; RECONCILED DISTANCE - 263.53'

INTERIOR ANGLE FROM CONCRETE MONUMENT TO ORIGINAL CORNER TO EXISTING IRON PIPE LOCATED NORTHEAST ALONG RAILROAD RIGHT OF WAY: CALCULATED FROM BORUM SURVEY - 72°47'27". AS RECONCILED - 72°48'48" (NOTE: MONUMENT WAS FOUND DISTURBED)

RECONCILED PROPERTY CORNER IS 50' FROM RAILROAD CENTERLINE.

ECHO MILLER STREET LLC
D.B. 3484 PG. 1965

1.1' BUILDING CORNER TO
0.3' BUILDING CORNER TO
RECONCILED SURVEY LINE

FENCE AT BRICK WALL IS ON
RECONCILED SURVEY LINE

DASHED LINE
REFLECTS 50' OFFSET
FROM CENTERLINE
RAILROAD

2.3' BUILDING CORNER TO TITLE
BOUNDARY LINE
0.6' RECONCILED PROPERTY
CORNER TO BUILDING LINE

RECONCILED
PROPERTY CORNER
FENCED ENCLOSURE
ENCROACHES OVER TITLE BOUNDARY LINE
0.8' TO 1.3' OVER 9.0'
FENCED ENCLOSURE
ENCROACHES OVER RECONCILED SURVEY
LINE 2.8' TO 2.5' OVER 9.0'

TITLE LOT AREA
3416 S.F.
(46 S.F. IN R/W)

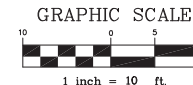
RAILROAD R/W FROM
CENTERLINE OFFSET
CB: N48°21'39"E
CD: 84.57'
R: 1513.06'
L: 84.58'

MILLER ST.
VARIABLE WIDTH PUBLIC
RIGHT OF WAY

- INVESTORS TITLE INSURANCE COMPANY
COMMITMENT NO. 202510549CA, MAY 5, 2025. SCHEDULE B EXCEPTIONS:
1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes for the year 2025, and subsequent years, not yet due and payable. NOT SURVEY RELATED
3. Title to that portion of the Land within the right-of-way of Miller Street. NOT SURVEY RELATED
4. Easement(s) to Duke Power Company recorded in Book 2084 at Page 4312. 15' FROM INSTALLED AERIAL LINES, AS SHOWN ON SURVEY.
5. Encroachment Agreement recorded in Book 2045 at Page 2987. RECONCILING THE SURVEY ON WHICH THE ENCROACHMENT AGREEMENT WAS BASED, SURVEYOR WAS UNABLE TO RECOVER MONUMENTATION ON WHICH APPARENT ENCROACHMENTS WERE DETERMINED. IT IS SURVEYOR'S OPINION THAT THE EIP LOCATED AT THE RIGHT OF WAY OF MILLER ST THAT WAS USED IN ENCROACHMENT AGREEMENT SURVEY WAS NOT THE ORIGINAL PROPERTY CORNER, AS THE DISTANCE DID NOT MATCH THE SUBJECT PROPERTY DEED, NOR THE DISTANCE INDICATED IN THE BACK DEED FOR THE ADJOINER, UTILIZING THE POINT LABELED EIP* (SET BY THOMAS A. RICCIO, PLS, CIRCA 2001) AND THE POINT SHOWN ON SURVEY LABELED "RECONCILED PROPERTY CORNER" TO ESTABLISH THE COMMON PROPERTY LINE. NO BUILDING OR WALL ENCROACHMENTS ARE NOTED. FENCE ENCLOSURE STILL ENCROACHES ADJOINER.
6. Rights of tenants in possession under unrecorded lease of less than three (3) year's duration. NOT SURVEY RELATED

NOTES:

- RAILROAD ADJOINING PROPERTY APPEARS UNUSED FOR 15 YEARS+.
- MILLER STREET ADJOINING PROPERTY IS IN A CURVE. FRONT IRONS ARE ON THE CURVE AND THE CHORD IS LABELED. BACK DEED FOR SUBJECT PROPERTY (D.B.1646 PG. 1463) CALLS FOR CURVED RIGHT OF WAY. CURVED RIGHT OF WAY LINE IS SHOWN FOR REFERENCE. RADIUS = 1061.13. LENGTH = 83.47. ROCK WALL ENCROACHES CURVED RIGHT OF WAY, 1.0'.
- REFERENCE IS MADE TO THE FOLLOWING UNRECORDED SURVEYS:
- SURVEY FOR JIMMY EANES BY CHARLIE MORGAN SURVEYING, 2/18/2016.
- FOUNDATION SURVEY FOR MILLER ST. MARKET LLC, BY BORUM, WADE & ASSOC, 7/1/1999.
- SURVEY PREPARED FOR HUMANE SOCIETY, DRAWING 01036, BY THOMAS A. RICCIO AND ASSOCIATES, 2/8/2001.
- FLOOD: ZONE X (MINIMAL RISK) MAP 3710682500J DATED 1/2/2009
- PARKING LOT IS UNSTRIPED. UNABLE TO DETERMINE PARKING.
- PROPERTY IS ZONED GB, GENERAL BUSINESS. NO MINIMUM SETBACKS ARE ESTABLISHED FOR FRONT, REAR, OR SIDE. NO BUILDING HEIGHT RESTRICTIONS. MINIMUM LOT AREA IS 10,000 SF. MINIMUM LOT WIDTH IS 75'.
- AREA OF PROPERTY BORDERED BY CURVED RIGHT OF WAY OF MILLER, SURVEYED ESTABLISHED RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILROAD AND THE RECONCILED PROPERTY LINE IS 3,263 S.F.
- NO EVIDENCE OF CEMETARIES, DUMPS, LANDFILL, OR RECENT CONSTRUCTION.
- PROPERTY MAY BE SUBJECT TO MOVEMENT OF THE RAILROAD TRACKS USED TO ESTABLISH THE SURVEYED RIGHT OF WAY, VERSUS ORIGINAL LOCATION OF THE RAILROAD, IF DIFFERENT.



ALTA/NSPS LAND TITLE SURVEY OF 61 MILLER ST.
WINSTON SALEM, FORSYTH COUNTY, NC
TAX BLOCK: 2401 LOT: 012E PIN # 6825-35-5492
DEED: 3741 PG. 3997

JEFFERY L. CAISON, PLS
NC LIC: L-4403
6703 NC HIGHWAY 47
DENTON, NC 27239
336-899-7206 * jcpls@jcpls.net