

# 3260 S. Stratford

Winston-Salem, NC 27103

Freestanding Building | Restaurant | Retail

4,965± SF | 1.87± AC

For Sale: \$1,700,000.00 | For Lease: \$21.75 PSF NNN

**FOR LEASE/SALE**



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M E R I D I A N



A freestanding restaurant of approximately 4,965 square feet on about 1.87 acres is available for sale or lease. The property is located near several residential neighborhoods with favorable demographic characteristics. The restaurant is partially furnished and includes walk-in coolers and hoods.

DEMOGRAPHICS			
	1mi.	3mi.	5mi.
Population	3,526	31,280	88,896
Avg. Household Income	\$88,401	\$110,572	\$101,580
Employees	1,035	11,415	42,102

PROPERTY DETAILS	
Size	4,965± SF
Available	1.87± AC
Zoning	LB-S and RS9
Property Type	Free Standing Building
Age	1976 Updated 2021
Current Use	Restaurant
Parking	50 Surface Parking Spaces + Adjacent Lot





