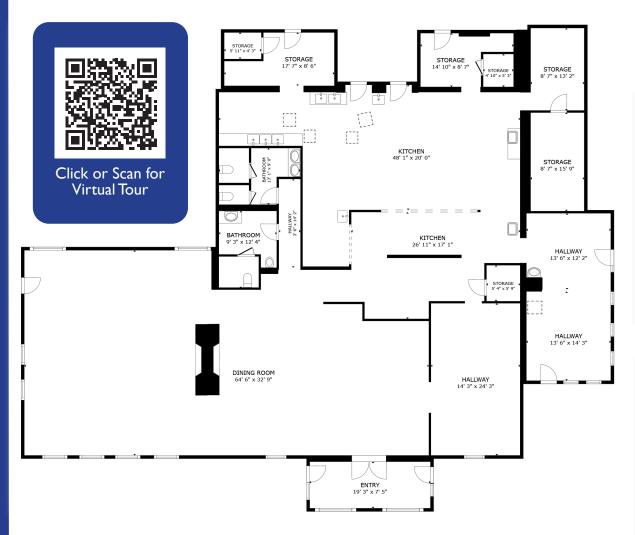
For Sale: \$1,700,000.00 | For Lease: \$21.75 PSF NNN



Spencer T. Bennett, CCIM Spencer@meridianrealty.com 336.480.2327

Tiffany J. Secoges, CCIM Tiffany.s@meridianrealty.com 336.480.2094



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.

Imi. 3mi. 5mi. 3,526 31,280 88,896 Avg. Household Income \$88,401 \$110,572 \$101,580	DEMOGRAPHICS				
Population \$88,401 \$110,572 \$101,580		<u>lmi.</u>	<u>3mi.</u>	<u>5mi.</u>	
Avg. Household	Population	3,526	31,280	88,896	
Avg. Household		400.401	4110.570	4101 500	
	Avg. Household	\$88,401	\$110,572	\$101,580	
I,035 I1,415 42,102	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			



Interior Photos

3260 S. Stratford Rd | Winston-Salem, NC 27103

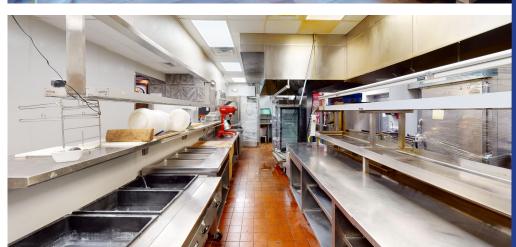


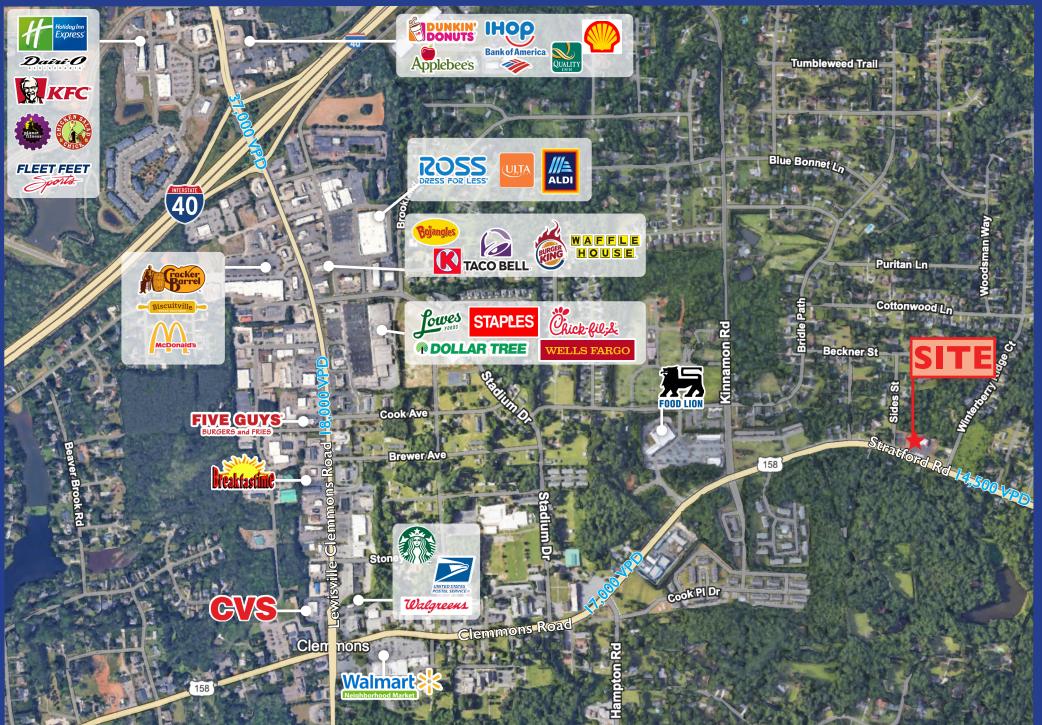












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