



M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

Investment Retail / Flex

# 8151 North Point Blvd.

Winston-Salem, NC 27106



PRICE

\$1,200,000



ANNUAL  
RENT

\$96,000



CAP RATE

8.00%

For more information:

**Charlie H. Fulk, CCIM**  
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336.480.2089

**FOR SALE**

Contact agent for details

## INVESTMENT HIGHLIGHTS

- **Asking price: \$1,200,000**, offering an attractive entry point for investors seeking stable cash flow and below replacement cost **at \$156 psf**.
- Offered as Income-producing asset with **NOI of \$96,000**
- **For sale as single-tenant investment** or as Owner/User retail/flex.
- **Seller will execute a multi-year sale-leaseback**, allowing the owner to remain in place while pursuing a larger property for expansion

## PROPERTY HIGHLIGHTS

- Single-tenant configuration totaling **7,680 square feet** on a **0.86-acre parcel**, providing a straightforward ownership structure with simplified management
- Long-term upside through rental growth, lease structuring, and asset appreciation
- Strong visibility and access from North Point Blvd with convenient connectivity to US-52, I-40, and surrounding employment centers
- Positioned within a dense commercial and industrial submarket supporting consistent tenant demand
- Located in a major employment corridor with nearby industrial, distribution, and service users and surrounded by national, regional, and local businesses driving strong daytime population and traffic
- Functional retail and flex layout suitable for service, school, church, day care, showroom, or light commercial use
- Ample on-site parking and operational flexibility relative to building size property for expansion

## TENANT PROFILE

K9 Coaching Academy is a professional dog and puppy training facility offering a wide range of training services tailored to dogs of all ages and breeds, helping owners improve obedience, manners, confidence, and overall behavior.

### Services Offered:

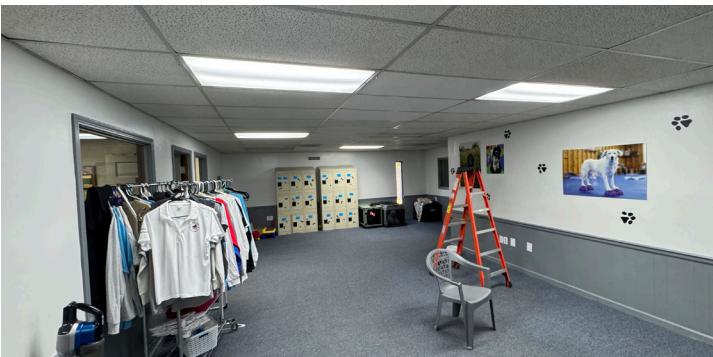
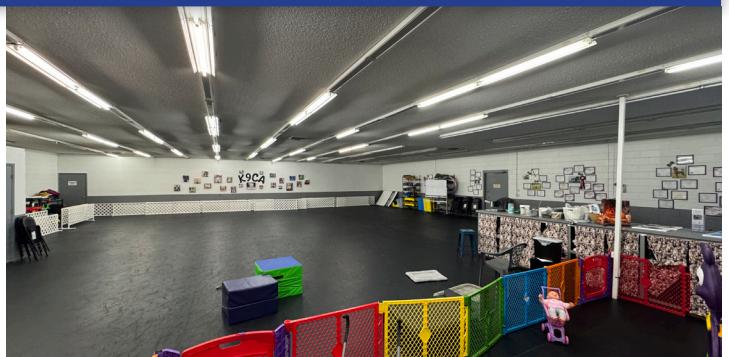
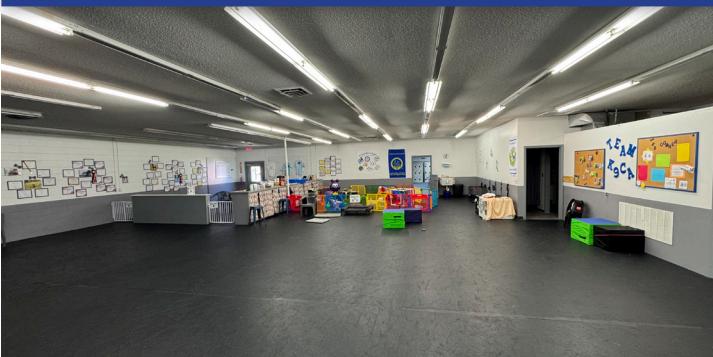
- Basic obedience & family dog training — loose-leash walking, manners at home and in public.
- Specialized courses — tricks, canine fitness & injury prevention, nose work, and competitive sports preparation.
- Therapy dog training and AKC Canine Good Citizen testing.



## BIRDS EYE (RETAIL JUNIOR BOX)



## PHOTOS

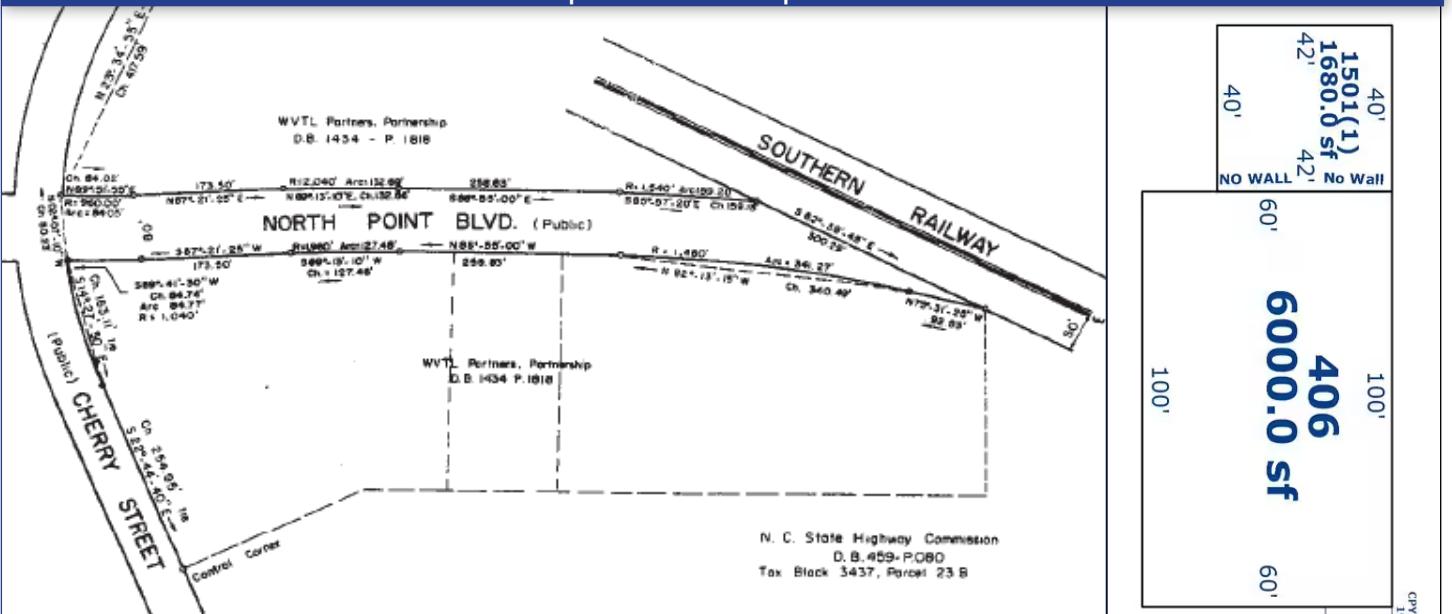


## Fenced Outside Storage



## Rear Loading Area

## SURVEY | SITE PLAN | FLOORPLAN



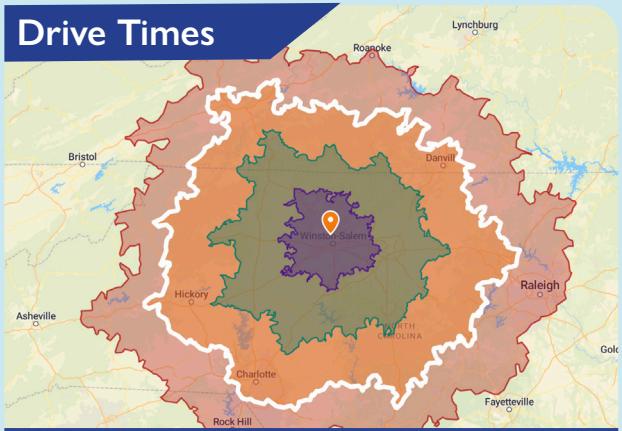
## BIRDS EYE (RETAIL JUNIOR BOX)

### Demographics

	<u>5 mi.</u>	<u>10 mi.</u>	<u>15 mi.</u>
Population	135,017	341,091	481,463
Average Household	56,394	142,294	201,462
Household Income	\$61,329	\$67,263	\$70,348
Daytime Employment	56,004	154,931	220,873

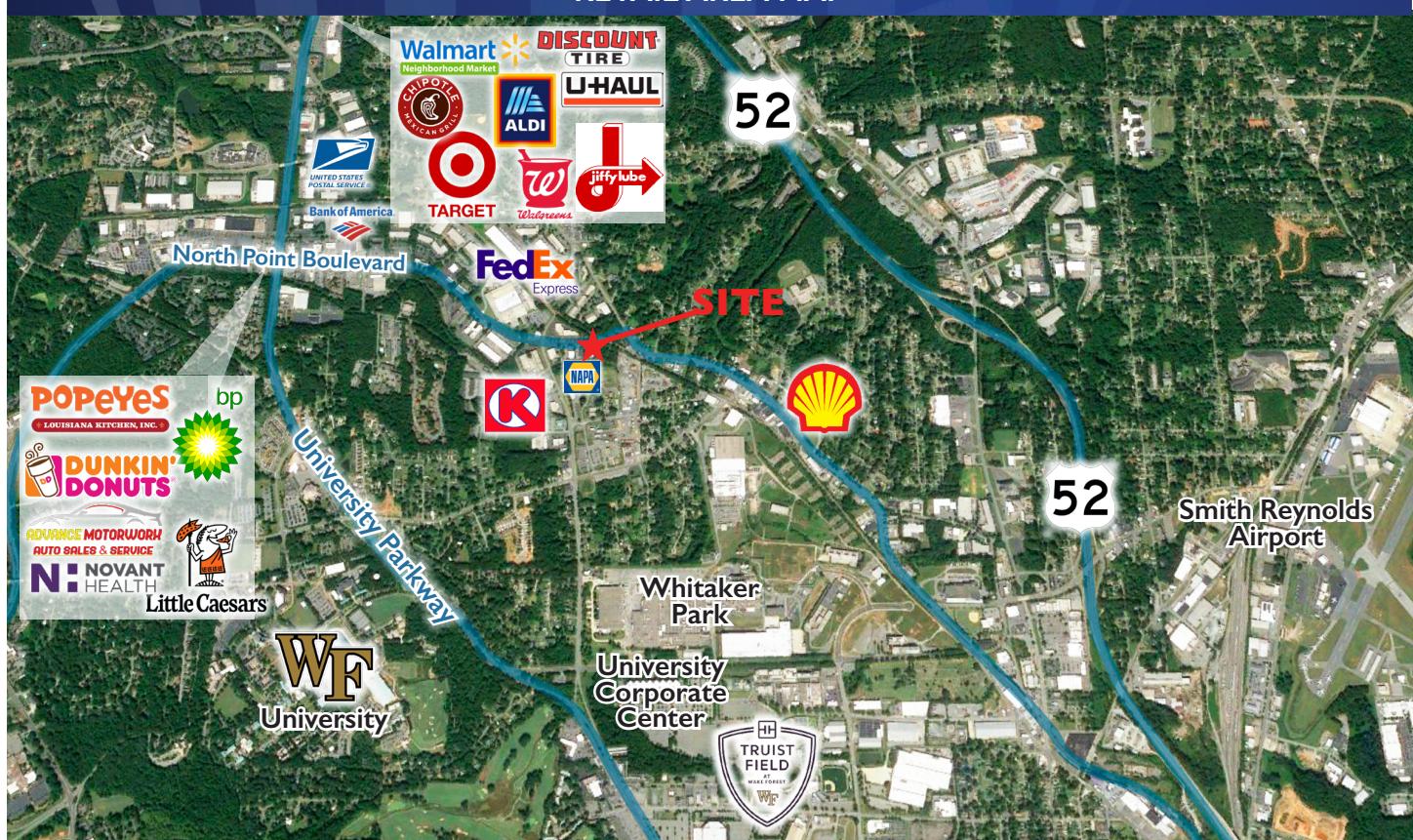
Source: Esri

### Drive Times



35 min to Greensboro  
1hr 25 min to Raleigh  
1hr 40 min to Charlotte

### RETAIL AREA MAP



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