

Hubbard
REALTY

Available For *Lease*



W. Fourth & Burke Street
+/- 3,594 SF Retail/Office Space
Downtown, Winston-Salem, NC

Hubbard Realty
1598 Westbrook Plaza Drive, Suite 200
Winston-Salem, NC 27103



Cassie Taylor

VP of Investment Real Estate

Office: 336-733-1504 CTaylor@HubbardRealty.com



OVERVIEW



Available:

842 W. Fourth Street +/- 2,542 SF

Lease Rate: \$16.00/PSF

835-843 Burke Street +/- 1,052 SF

Lease Rate: \$18.00/PSF

Location:

807 Burke Street Winston-Salem, NC 27101

Situated in the heart of Downtown Winston-Salem at the corner of the W. Fourth Street and Burke Street intersection.

No warranty or representation is made to the accuracy of the information contained herein.
All information is subject to change or withdrawal. No liability is assumed for any inaccuracy of any information.



PROPERTY DETAILS

Nestled in the vibrant heart of Winston-Salem's Downtown, these charming row homes and retail spaces put you steps away from an array of local shops and dining spots. Perfectly suited for both office and retail ventures, these historic spaces offer a distinctive setting to elevate your business in a prime location

YEAR BUILT/RENOVATED:
1912/1965

LOT SIZE:
.89 acres

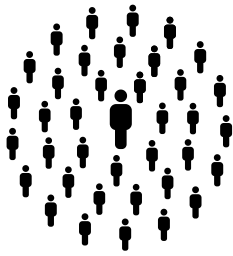
ZONING:
PB HO

USES:
Retail, Office

TICAM:
\$2.50/PSF Est.

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Demographics

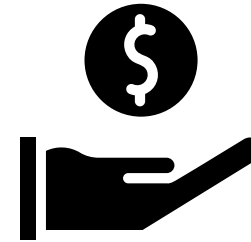


Population

1 Mile 12,671 people

3 Mile 74,795 people

5 Mile 174,481 people



Average Household Income

1 Mile \$91,746

3 Mile \$97,502

5 Mile \$84,162



Households

1 Mile 7,113

3 Mile 31,390

5 Mile 74,224

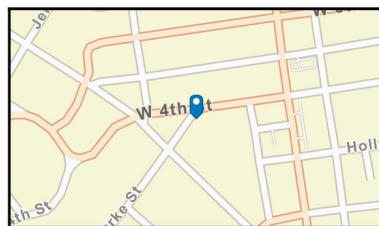
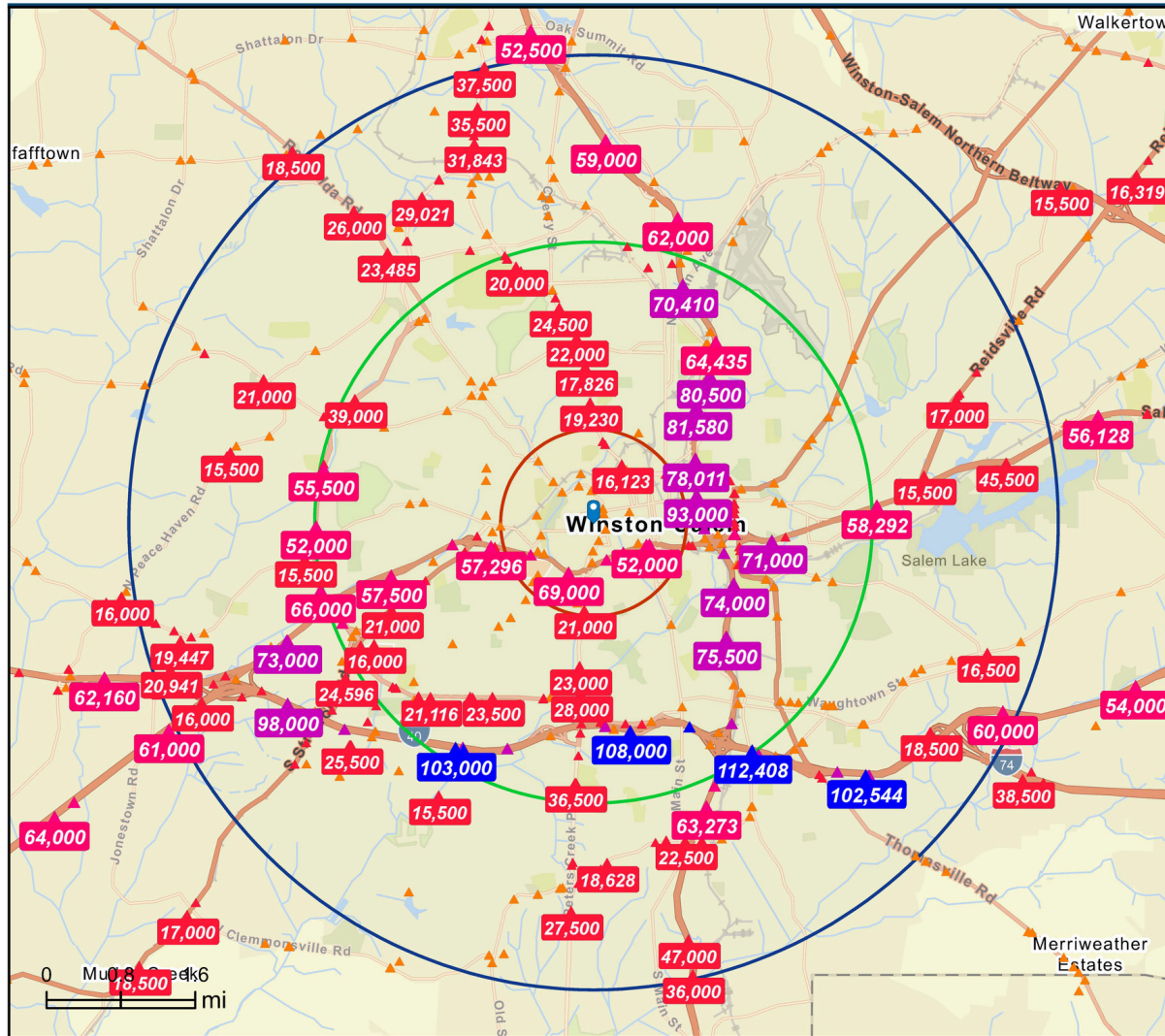


Traffic Count

+/- 16,123

vehicles per day

Demographics prepared by ESRI on 8/14/2025.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Demographics prepared by ESRI on 8/14/2025.

Traffic Count Map

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