



PROPERTY DESCRIPTION

Business FOR SALE for \$199,000

Asset Acquisition: Offered at \$199,000, the sale encompasses all business assets and personal property, providing a comprehensive package for immediate operation.

EIDL Loan Transfer: An Economic Injury Disaster Loan (EIDL) of \$80,000 is available for assignment to a qualified buyer, subject to Small Business Administration (SBA) approval. Prospective buyers should be aware that the SBA typically requires its consent for such transfers and may necessitate a personal guarantee from the new owner. There is no franchise obligation therefore new owner does not need to maintain Gigi's Cupcake Franchise.

PROPERTY HIGHLIGHTS

- - Prime 1,598 SF building
- - Ideal for retail or restaurant use
- - Ample space for creative expansion
- - Vibrant commercial real estate gem

OFFERING SUMMARY

Sale Price:	\$199,000
Building Size:	1,598 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	228	823	3,944
Total Population	393	1,674	8,236
Average HH Income	\$99,366	\$111,627	\$119,448

GIGI'S CUPCAKE FRANCHISE

203-205 S STRATFORD RD, WINSTON-SALEM, NC 27103



SOHAIB REHMAN

Broker

336.456.1442

sohaib@ironhandinc.com

IRON HAND REALTY

1293 New Garden Road

Greensboro, NC 27410

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LOCATION MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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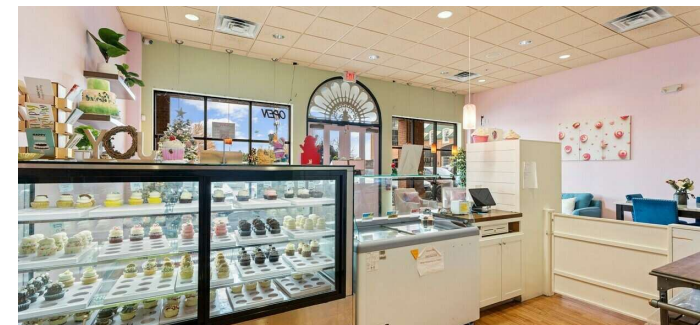
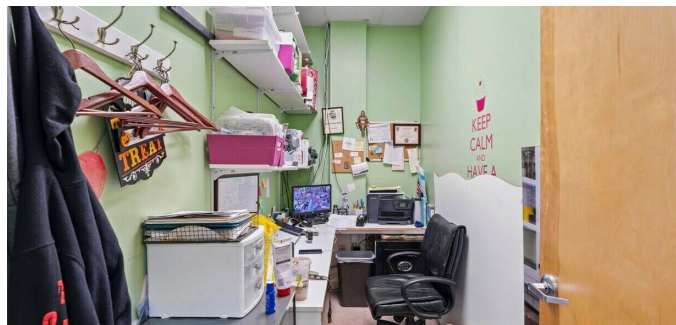
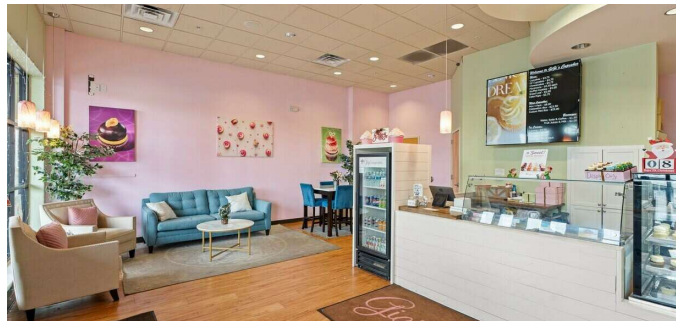
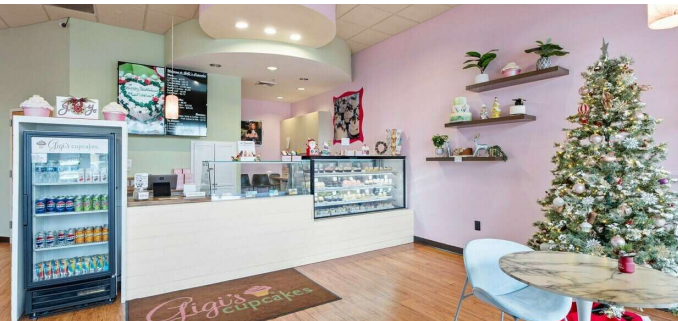
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ADDITIONAL PHOTOS



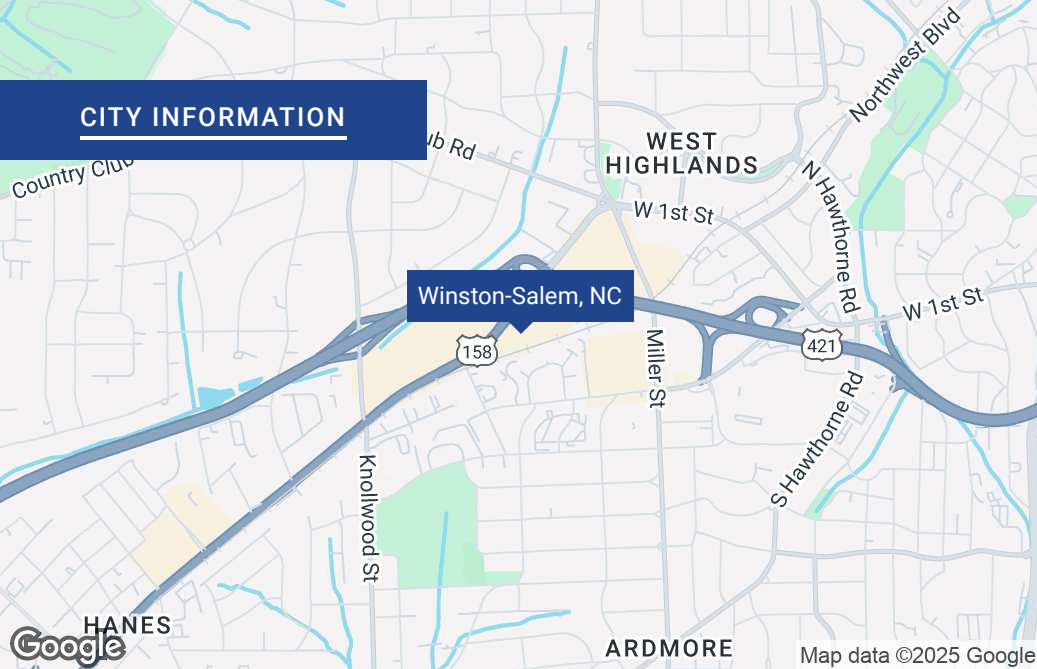
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LOCATION DESCRIPTION

Located in the bustling heart of Winston-Salem, NC, the area surrounding the property is a dynamic blend of residential and commercial activity. Nearby, the Hanes Mall offers a premier shopping destination featuring a diverse range of national retailers and popular dining options. The vibrant community also boasts a variety of entertainment venues including the Winston-Salem Dash baseball stadium and the nearby Historic Bethabara Park, providing an inviting blend of history and natural beauty. With its proximity to major roadways and an array of local amenities, the area is an ideal setting for retailers and restaurants looking to capitalize on a high-traffic location with a strong customer base.

LOCATION DETAILS

County	Forsyth
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ADVISOR BIO 1



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