



131 W Fourth Street (The Arcade Building) is a historic property located in the heart of downtown Winston-Salem, which is ideal for retail, office, or residential use. It boasts high visibility and easy access, making it ideal for attracting foot traffic for retail customers, office clients, or residents.

- ✓ 14,440 gross SF
- ✓ 3 floors + basement
- ✓ Built in 1907, renovated in 2015
- ✓ In Opportunity Zone
- ✓ Candidate for Historic Tax Credits
- ✓ First floor leased to Just Be NC through 8/31/2025
- ✓ Original hardwood floors
- ✓ Roof in good condition
- ✓ Fully sprinklered
- ✓ Expansive arched windows
- ✓ New elevator
- ✓ Tin ceiling (height: 16 feet)
- ✓ 2nd & 3rd floors in shell condition; ready for renovation

**\$1,950,000**

See Broker for  
income & expenses

**Cindy Christopher**

336.926.1411

1080 West Fourth Street, Winston-Salem, NC

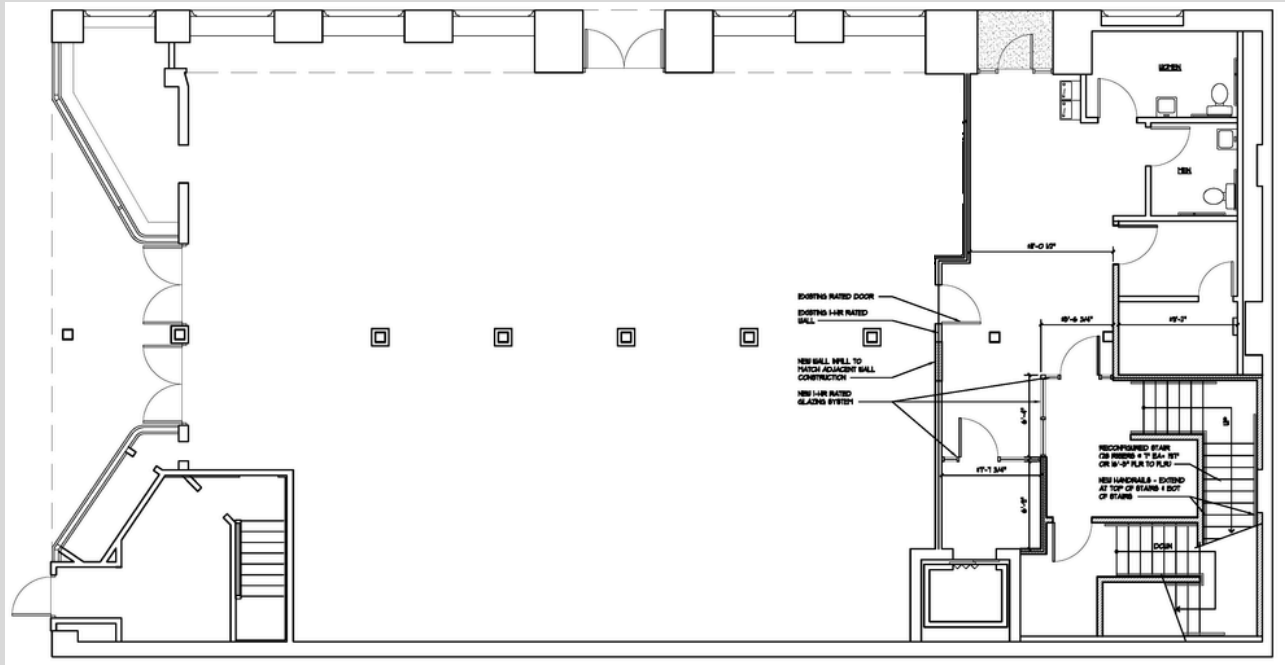
Cindy@ChristopherCommercialNC.com



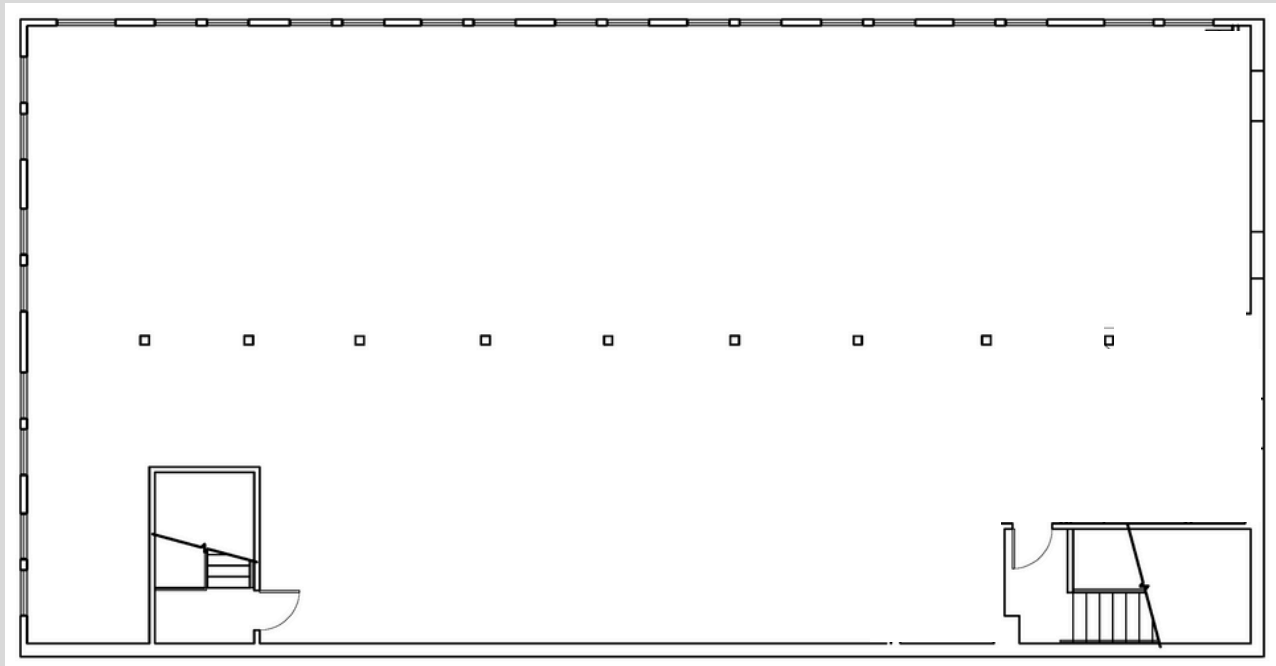
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# FLOOR PLANS

## First Floor



## Second and Third Floors



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## INTERIOR PHOTOS



Second and third floors ready for custom build out



Retail and renovated lobby space currently on first floor

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## BUILDING HISTORY



In 1905 Judge Henry R. Starbuck demolished the 1870 home of Sion A. Ogburn at the northeast corner of Fourth and Trade Streets and began erecting a two story brick building for Rosenbacher & Brother department store. The new store opened September 26, 1907. In February 1912, fire gutted the building, leaving only the exterior walls.

In May 1912 Judge Starbuck announced a new building would be built in its place. The new building would be only two

stories and would be occupied by Efir's Department Store, the fourth in a regional chain based in Charlotte, NC. The new store opened on Friday, November 8, 1912. The local store would thrive until the 1956 buyout. The Twin City store operated on the first and second floors, with a bargain department in the basement. In 1923 a third story was added to the building.

When Efir's closed in 1956 it was immediately replaced by the Arcade Fashion Shop, a women's and children's clothing, millinery, shoes, and accessories.

Since the closing of the Arcade Fashion Shop the building has been the home of several local retail merchants.

The building continues to be owned by the Starbuck family and held and managed by Starbuck Ventures, LLC. In July 2014 the building began its most recent life with the replacement of the original windows in the same style and the restoration of the original tin ceiling on the first floor retail space. More recently a new modern elevator was installed and the building now awaits new office opportunities on the second and third floors, which have the original hardwood floors and the expansive arched windows while providing a panoramic view of downtown Winston-Salem.

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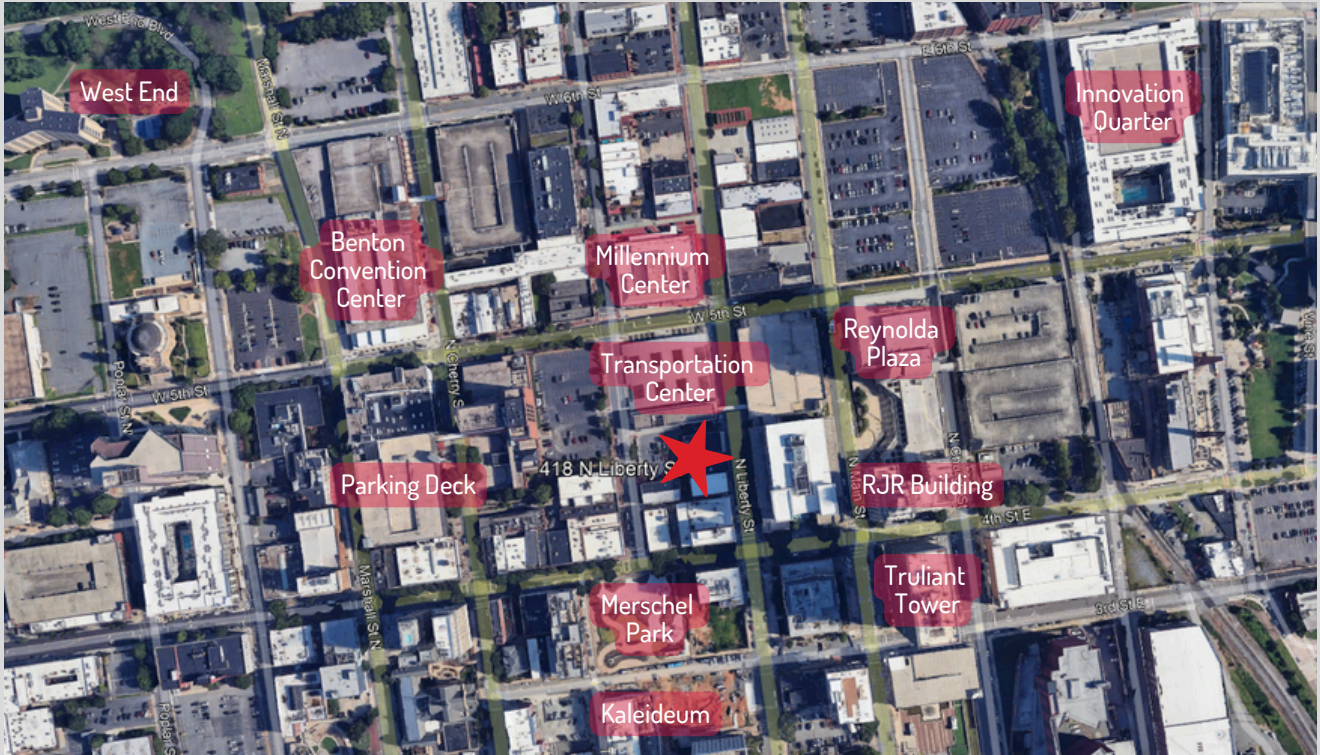
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# AERIAL & MAP



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