

# 2546 SOMERSET CENTER DRIVE

RETAIL PROPERTY **FOR LEASE**

**2546 SOMERSET CENTER DRIVE**  
WINSTON-SALEM, NC 27103

## PROPERTY DESCRIPTION

This prime retail corner suite is ideally suited for medical use, featuring a functional layout with three fully built-out exam rooms, a welcoming reception area, and a large open space adaptable for additional treatment, retail, or administrative needs. The space offers excellent accessibility with three separate entrances, providing convenience for both staff and patients. Positioned on a high-visibility corner and anchored by Food Lion, the location benefits from strong daily traffic and established co-tenancy, making it an outstanding opportunity for a thriving practice or service-based business.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$18 SF/yr (NNN)
<b>Available SF:</b>	±1,624 SF
<b>Building Size:</b>	±33,747 SF

Taryne Seatz

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**Linville | Team Partners**  
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

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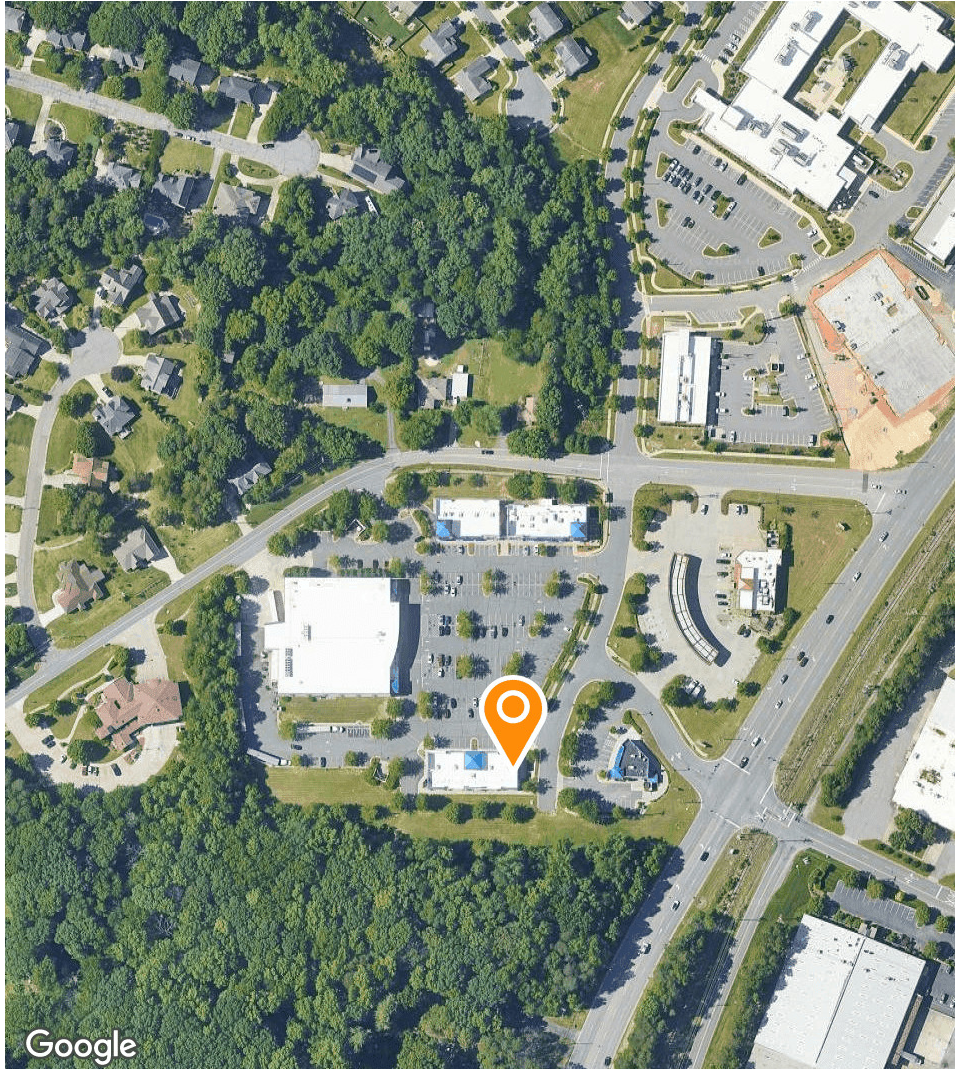
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## PROPERTY HIGHLIGHTS

- Corner Unit With 3 Entrances
- High Visibility And Accessibility
- Ample Parking For Tenants And Visitors
- Anchored By Food Lion
- 3 Exam Rooms, 1 Office, Reception, Breakroom & Storage Space

## OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Available SF:	±1,624 SF
Lot Size:	6.45 Acres
Building Size:	±33,747 SF

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## LOCATION INFORMATION

Street Address	2546 Somerset Center Drive
City, State, Zip	Winston-Salem, NC 27103

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	NSB-S
Building Size	±33,747 SF
Available Space	±1,624 SF
Year Built	2006
Parking Type	Surface



**LEASE RATE:** \$18 SF/YR  
(NNN)

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