

AVAILABLE FOR LEASE OR REDEVELOPMENT

105 S STRATFORD RD. WINSTON-SALEM, NC



CONTACT

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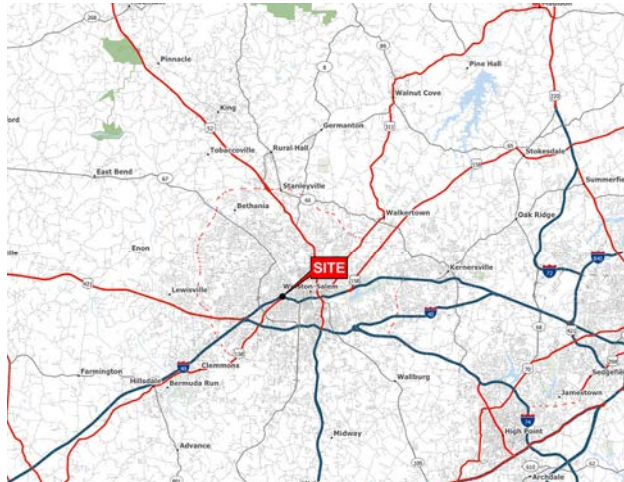
Darrell Palasciano | 704.644.4584
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PROPERTY / LEASING INFO

- Acres: +/- 6.24
- Office Space Available: 138,039 SF
- Parking: 470 spaces
- Zoning: GB
- Pricing: Please call
- Built: 1989



PROPERTY HIGHLIGHTS

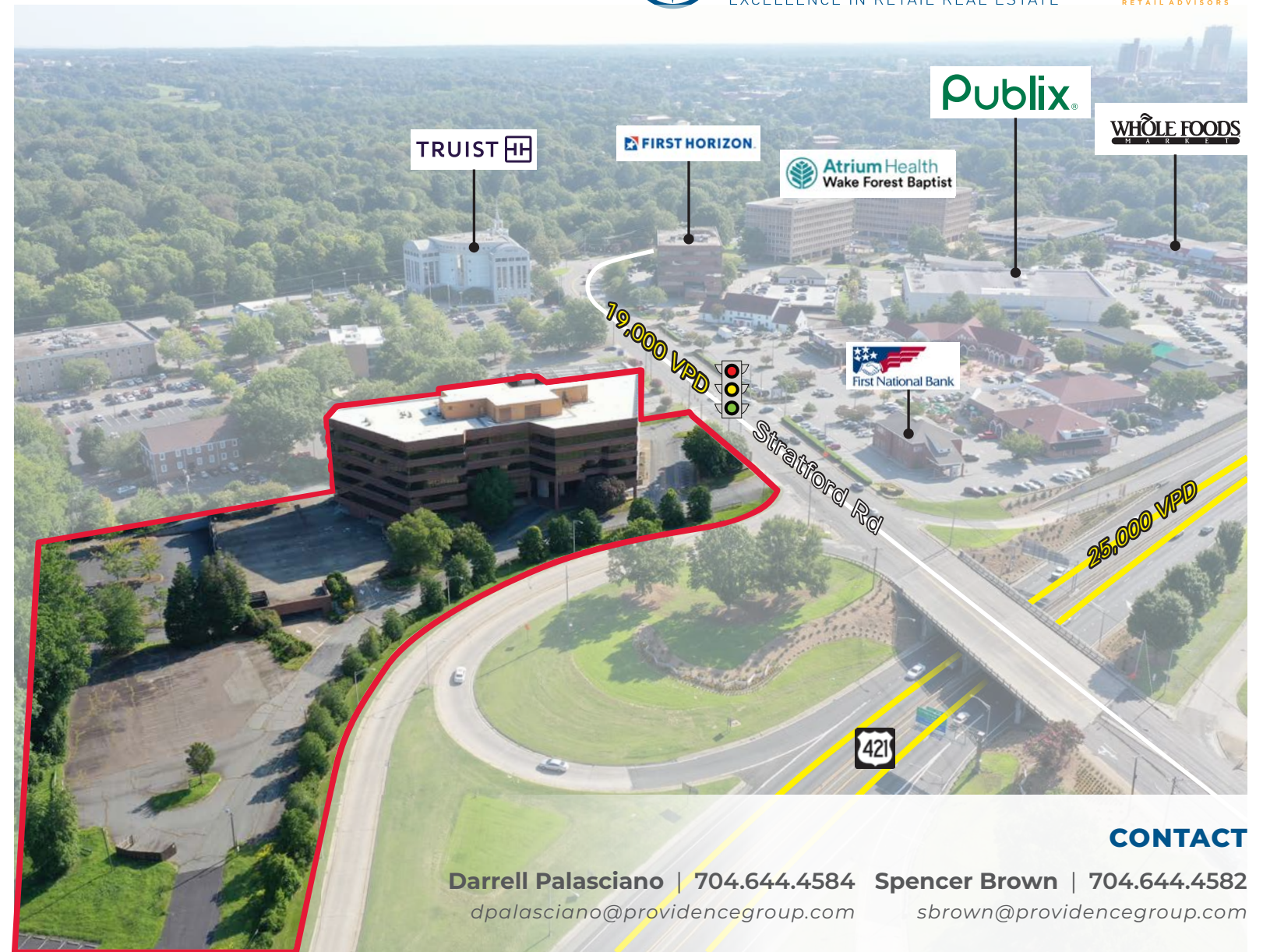
- High profile location at the interchange of S Stratford Rd & Salem Pkwy (Hwy 421)
- Signalized Access
- High visibility to Stratford Rd & Salem Pkwy offers incredible signage opportunities
- The property is adjacent to Winston-Salem's most affluent neighborhood
- Nearby businesses include:



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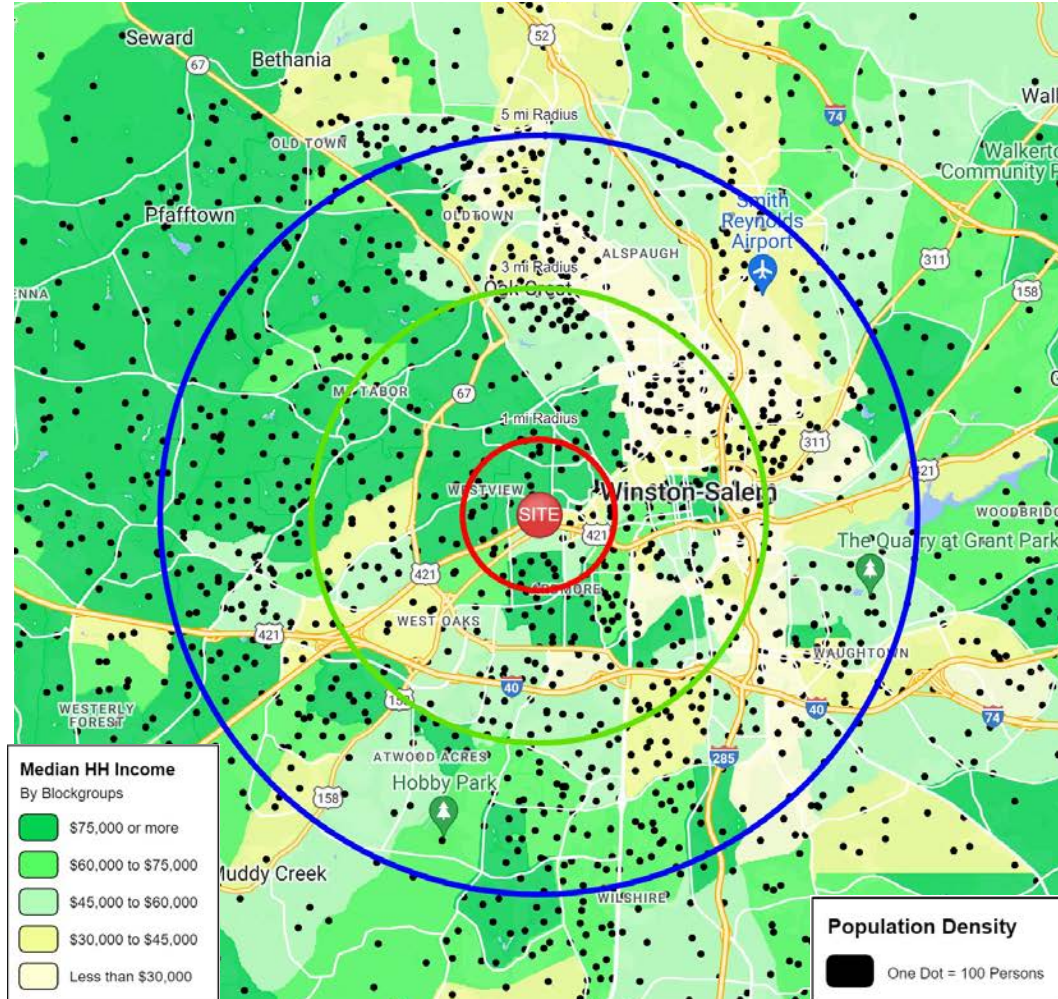
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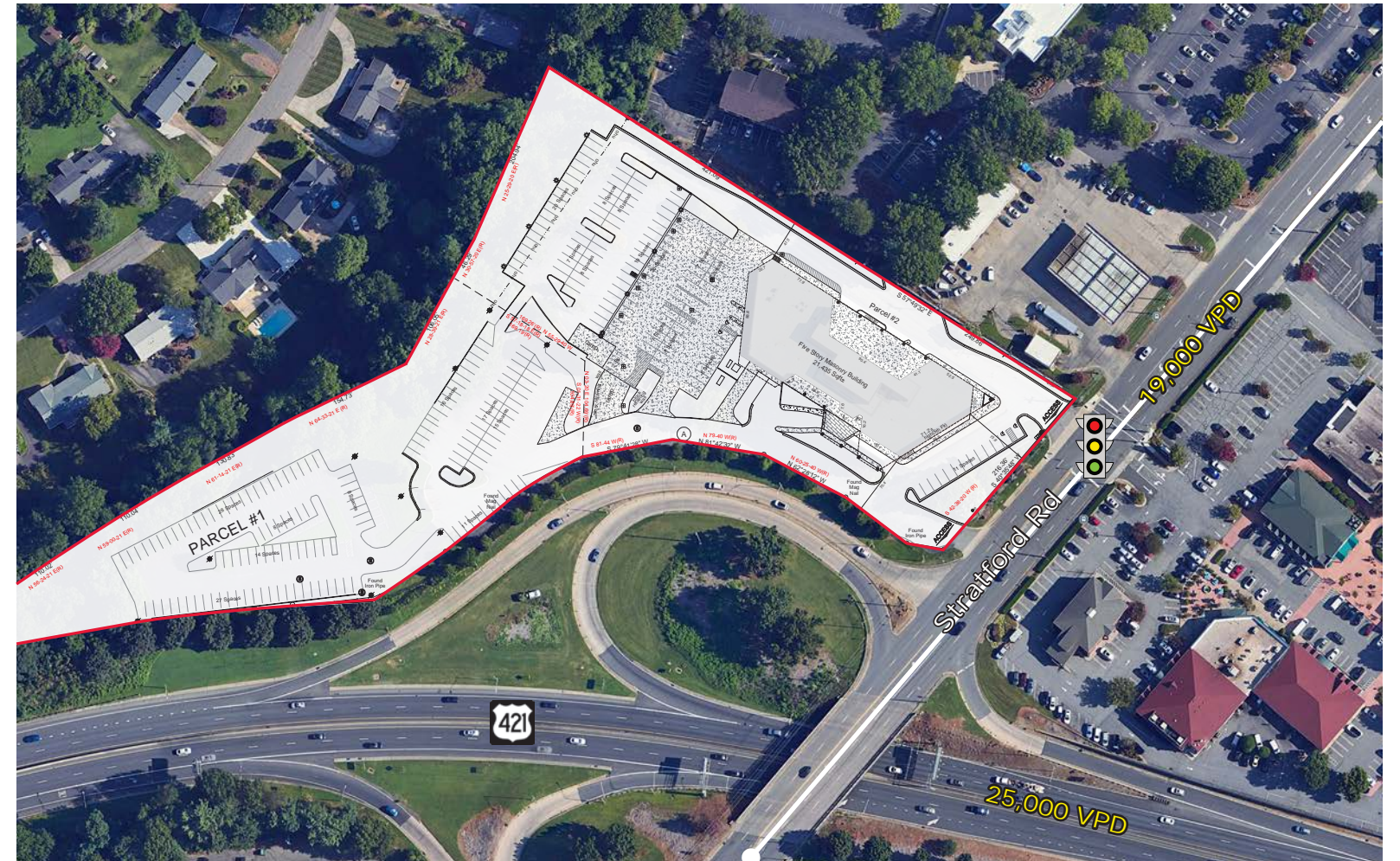
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,887	73,223	182,061
AVERAGE HH INCOME	\$159,037	\$107,539	\$91,371
DAYTIME EMPLOYMENT	8,450	60,767	93,966



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Harris Teeter
 Tanera
 Jersey Mike's SUBS
 Starbucks
 Pizza Inn
 Holiday Inn Express

Mayberry

Atrium Health
 Wake Forest Baptist

421

Miller St

Publix

Atlantic Union Bank

NAWA'S

SKI & TENNIS STATION

FIRST HORIZON

25,000 VPD

Schiffman's JEWELERS

Midtown Cafe & Dessertery

First National Bank

CAVA

JJ

at&t

Piedmont FEDERAL SAVINGS BANK

Stratford Rd

19,000 VPD

LOVE+WELL BOUTIQUE

Harris Teeter

lululemon

TRADER JOE'S

CHOPT

Talbots

Pet Super market

LOFT

SEPHORA

GOLF GALAXY

TRUIST

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