

# AVAILABLE FOR LEASE OR REDEVELOPMENT

150 S STRATFORD RD. WINSTON-SALEM, NC



CLICK FOR VIDEO

## CONTACT

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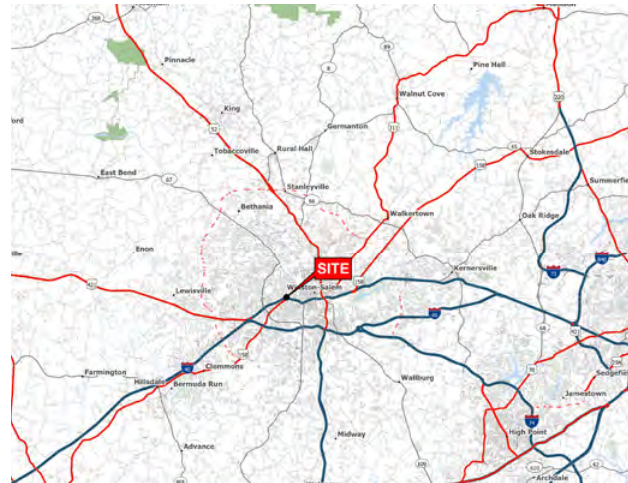
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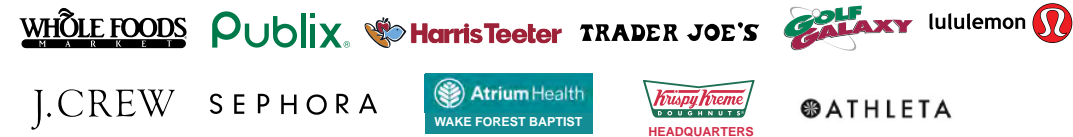
## PROPERTY / LEASING INFO

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



## PROPERTY HIGHLIGHTS

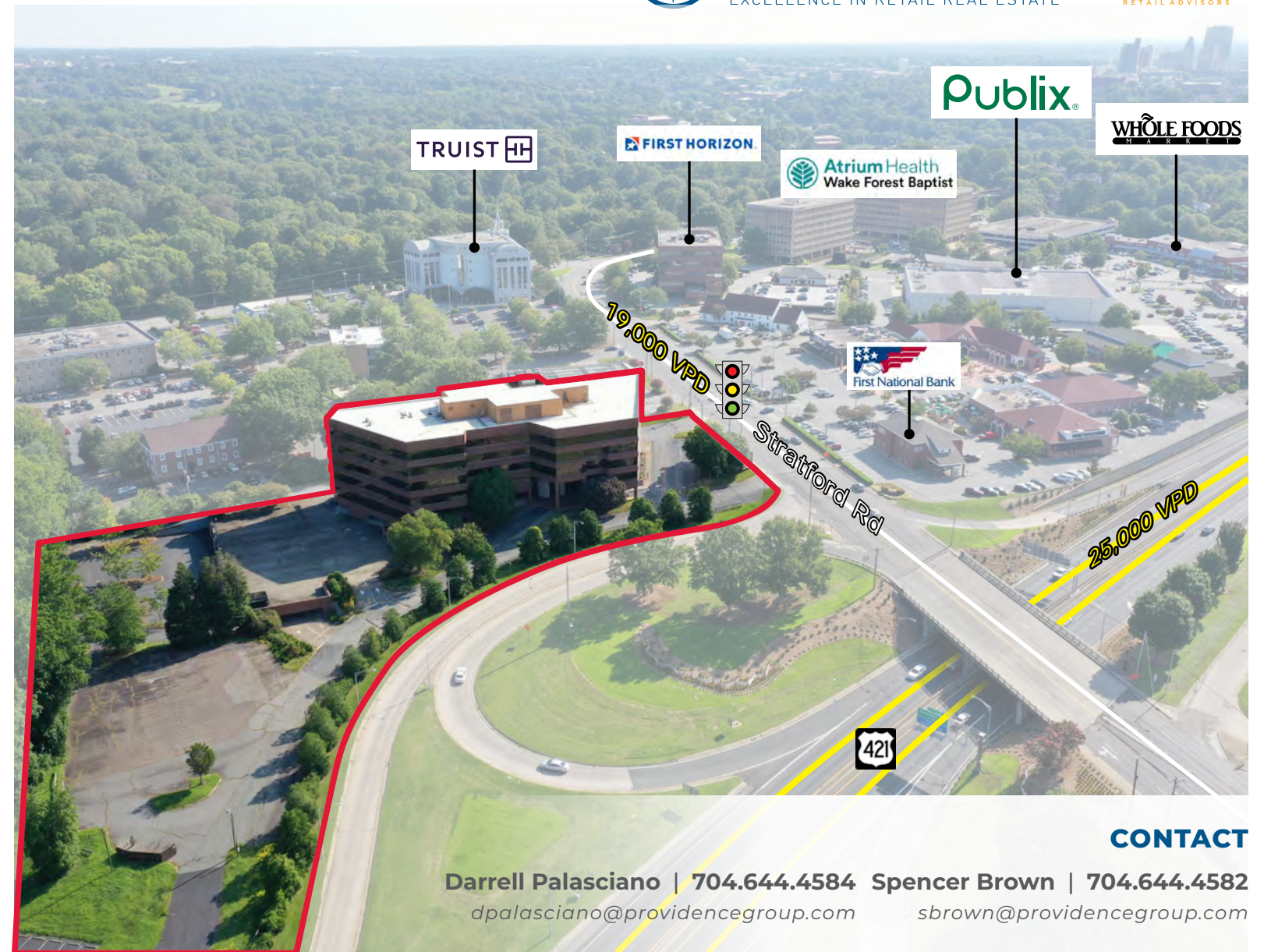
- High profile location at the interchange of S Stratford Rd & Salem Pkwy (Hwy 421)
- Signalized Access
- High visibility to Stratford Rd & Salem Pkwy offers incredible signage opportunities
- The property is adjacent to Winston-Salem's most affluent neighborhood
- Nearby businesses include:



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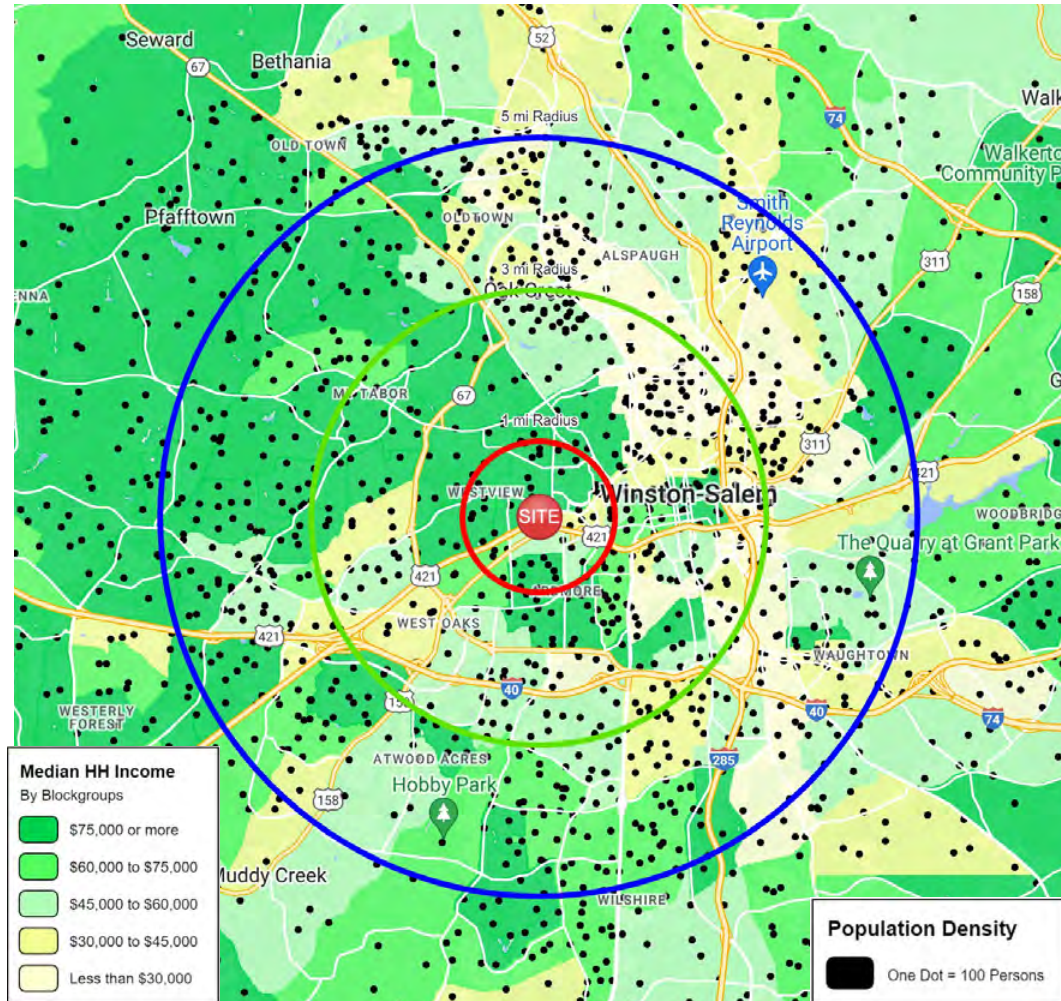
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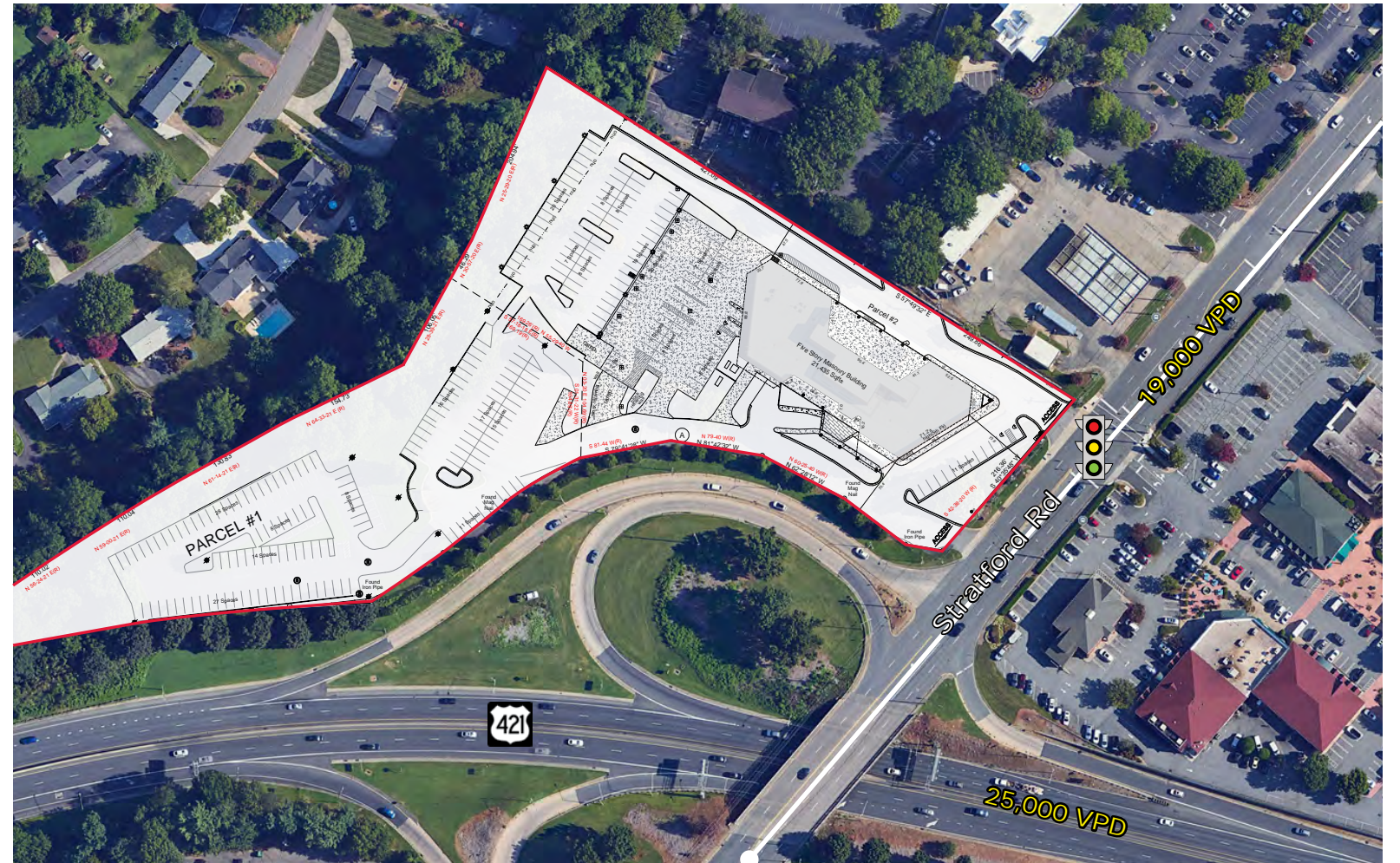
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## DEMOGRAPHICS

	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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WHOLE FOODS MARKET

Atrium Health  
Wake Forest Baptist

Mayberry

Publix

Atlantic Union Bank

FIRST HORIZON

Midtown Cafe & Bakery

SKI & TENNIS STATION

Schiffman's JEWELERS

First National Bank

19,000 VPD

25,000 VPD

Stratford Rd

Miller St

421

421

TRUIST

LOVE+WELL BOUTIQUE  
SHERWIN WILLIAMS  
Total Wine & More  
Harris Teeter  
Pet Super market  
GREAT OUTDOOR PROVISION CO.  
SEPHORA  
lululemon  
Talbots  
LOFT  
GOLF GALAXY  
CHOP'T CREATIVE T-SHIRT COMPANY  
TRADER JOE'S

Tanera  
Jockey Mike & SUBS  
Starbucks  
Newman's Own Pizza  
Holiday Inn Express

CAVA  
at&t  
Piedmont FERRARI

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