



FULLY LEASED INVESTMENT OPPORTUNITY, 7% CAP RATE

4810 Country Club Rd.
Winston-Salem, NC 27103

- +/- .41 acre parcel with 1,630 SF retail building
- 10 year lease in place with 8.5 years remaining, built-in rent increases
- No landlord responsibilities, 7% CAP Rate
- Half mile from I-40
- Traffic Counts:
Country Club Road: 19,000 VPD
Jonestown Road: 20,500 VPD



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	55,308	133,292	240,554
AVG. HH INCOME	\$110,075	\$109,741	\$96,491
TOTAL BUSINESSES	2,871	5,986	9,747
TOTAL EMPLOYEES	39,618	86,454	135,106

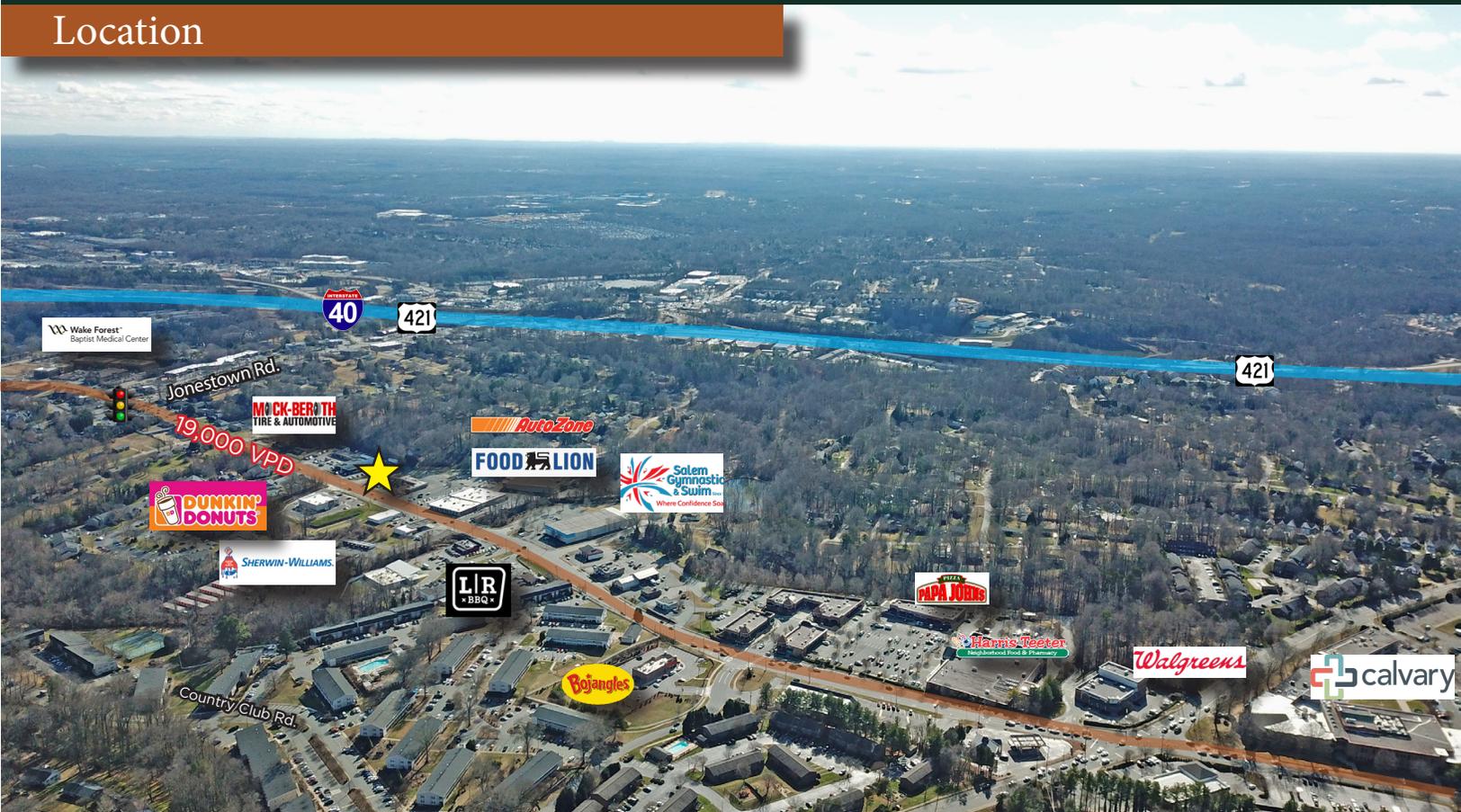
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Location



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