

PRICE REDUCED!



35,500 VPD

University Pkwy.

RETAIL, OFFICE, MEDICAL POTENTIAL
EXCELLENT VISIBILITY ON HIGH TRAFFIC CORRIDOR
HOME RD. & UNIVERSITY PKWY. | WINSTON-SALEM, NC

FREEMAN | COMMERCIAL REAL ESTATE

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52



THE GRAND
THEATRE

CVS
pharmacy



DISCOUNT
TIRE
discounttire.com



Walmart+

LOWE'S
Home Improvement



urbanair
ADVENTURE PARK

Krispy Kreme
DOUGHNUTS

Marshall's

Jersey Mike's
SUBS

COOK-OUT

five
BELOW

dairiO



TRUIST

Chick-fil-A



First Citizens Bank
forever first



Applebee's



Biscuitville
FRESH SOUTHERN



IHOP
RESTAURANT



Walmart
Neighborhood Market

SITE

State Employees' Credit Union

35,500 VPD

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1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | www.freemancommercial.com

PRICE REDUCED! \$1,400,000

PROPERTY OVERVIEW

4997 HOME ROAD WINSTON-SALEM, NC 27106

County: Forsyth
Parcel Size: 1.33 AC +/-
Building Size: 6,500 SF +/-
Zoning: Highway Business

- High traffic retail/office location on signalized corner
- Access from University Pkwy & Home Rd.
- Conveniently located less than a mile from strong corridor stretching from downtown Winston-Salem to Rural Hall
- University Pkwy : 37,500 VPD

DEMOGRAPHICS	3 MI.	5 MI.	7 MI.
POPULATION	53,147	121,465	196,992
HOUSEHOLDS	21,068	50,886	83,245
MEDIAN AGE	33.3	37.5	38
AVG. HH INCOME	74,686	96,268	95,161



↑
DOWNTOWN WINSTON-SALEM
LESS THAN 5 MILES



North Point Blvd.



Home Rd.

University Pkwy.

35,500 VPD

SITE



State Employees' Credit Union

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FOR SALE

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WINSTON-SALEM, NC 27106



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