



Fairlawn Dr.

Firestone



Reynolda Rd. 28,500 VPD



Downtown Winston-Salem 5+/- miles

Silas Creek Pkwy.



14,000 VPD

Polo Rd.

Wake Forest University <1 mile

FOR SALE

100% LEASED, 7% CAP - HIGH CREDIT TENANT
.67 +/- AC, 2,700 SF | REYNOLDA ROAD, WINSTON-SALEM

FREEMAN | COMMERCIAL REAL ESTATE

CHARLIE FREEMAN
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PROPERTY SUMMARY

2600 Reynolda Road
Winston-Salem, NC 27106

County: Forsyth
 Parcel Size: 0.67 +/- AC
 Zoning: LO
 Tenancy: Leased, 7 years remaining with 2.5% annual rent increases & three 5-year renewals
 CAP Rate: 7%
 Sales Price: \$1,300,000

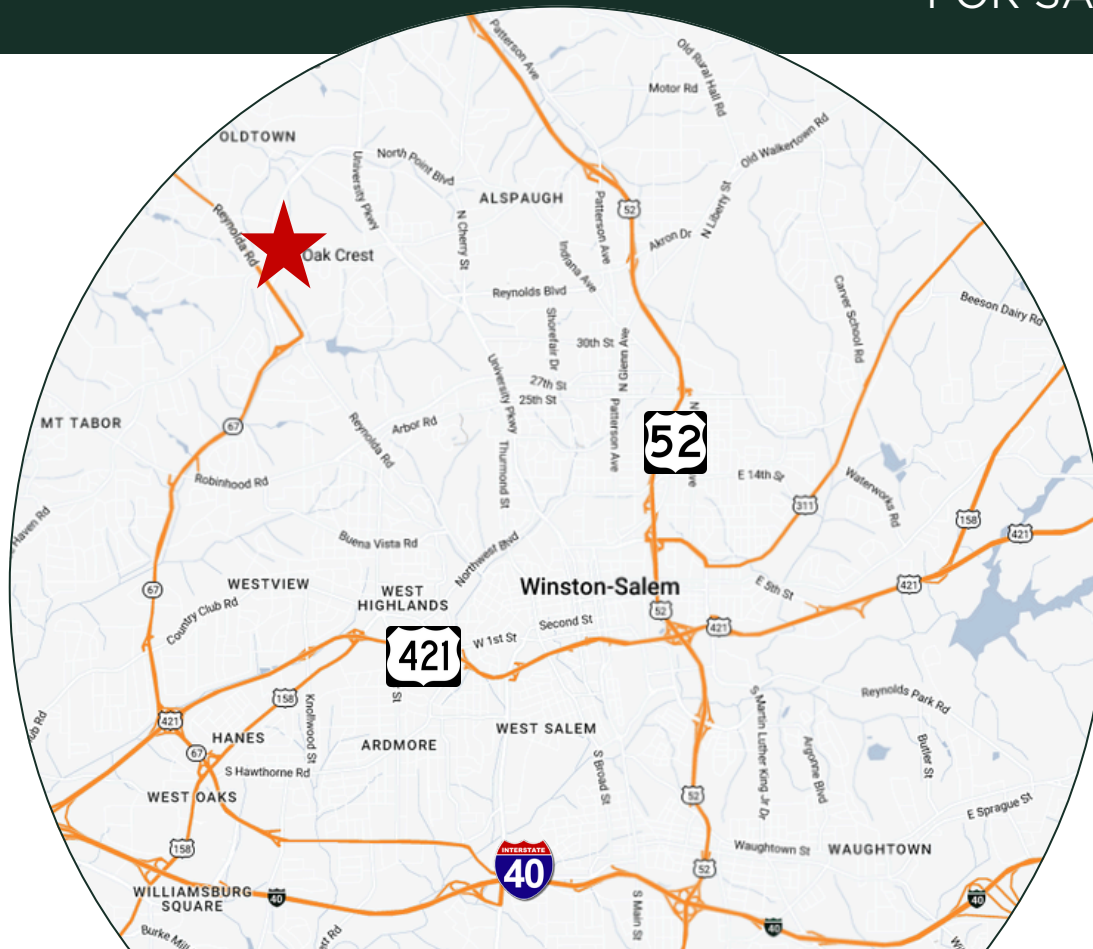
HIGHLIGHTS

- Landlord responsibilities include structural elements (load bearing walls, supports, foundation and exterior walls)
- Current tenant has 56 veterinary locations & growing
- Located on a high profile corner with nearly 30,000 VPD, less than a mile from Wake Forest University

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DEMOGRAPHICS	3 MI.	5 MI.	7 MI.
POPULATION	59,689	149,458	231,953
HOUSEHOLDS	23,719	63,310	96,794
MEDIAN AGE	42.1	40.6	38.8
AVG. HH INCOME	\$106,187	\$107,079	\$95,591

