



4th Street
10,000 VPD

Trade Street

LEASE OR SALE

HIGH PROFILE RETAIL CORNER DOWNTOWN
4th & Trade Street | Winston-Salem, NC

CHARLIE FREEMAN
WILL NASON
O: 336-768-4410
charlie@freemancommercial.com
will@freemancommercial.com

PROPERTY SUMMARY

FOR SALE/LEASE

201 W 4th STREET
WINSTON-SALEM, NC 27103

Centrally located within Winston-Salem’s walkable districts, this high profile corner is surrounded by shops, entertainment venues, restaurants, hotels and office. These destination activities and other establishments help provide an influx of visitors and residents that make the area exceptionally vibrant and rich with activity.

- + **Available for lease:** 2,000-6,000 SF, with prominent signage and significant street frontage
- + **Land Area:** +/- .15 AC
- + **Total Building Area:** +/- 6,000 SF
- + **Zoning:** Central Business
- + **Lease Rate:** \$22.00/psf, NNN
- + **Sale Price:** \$1,600,000

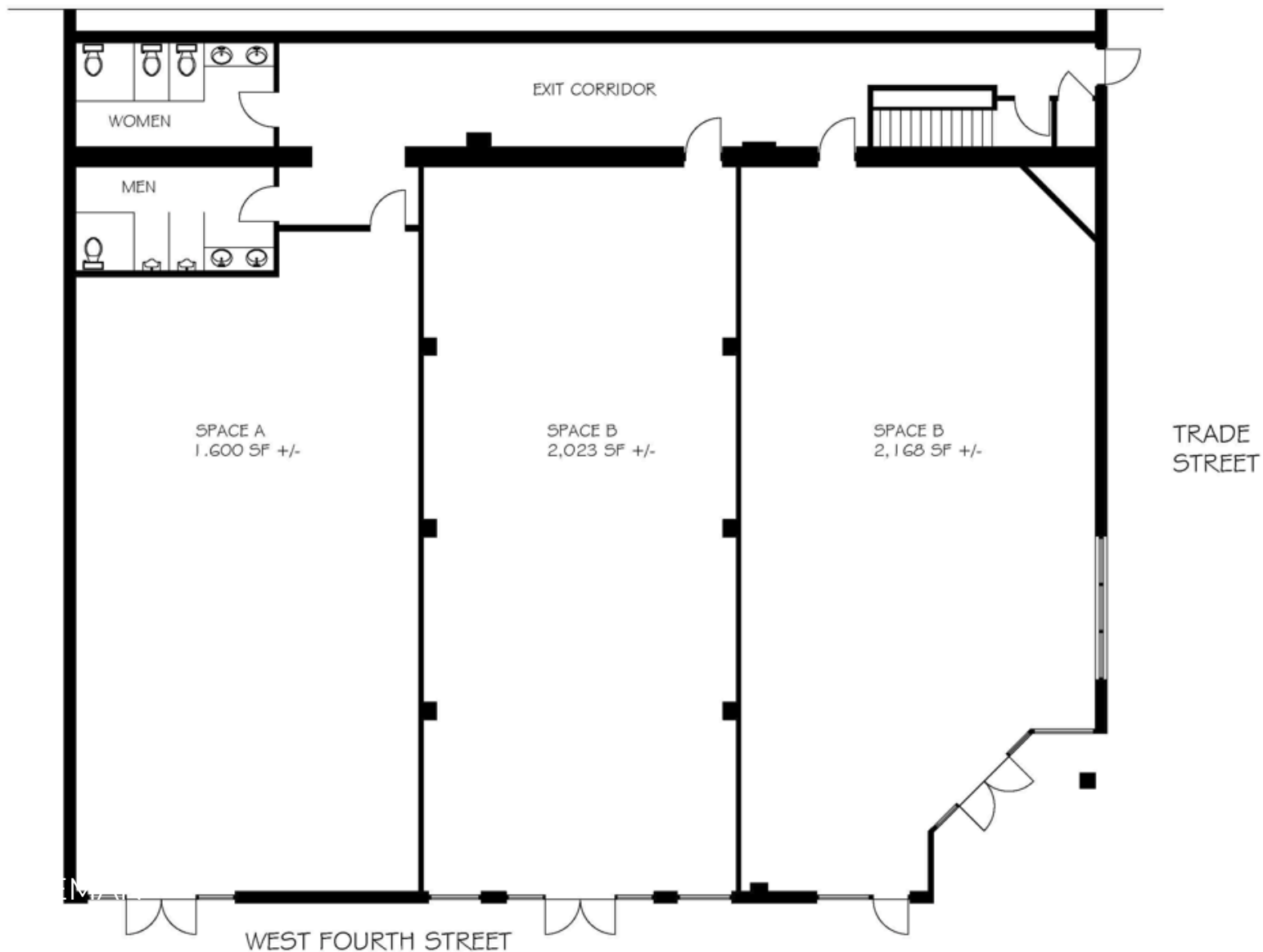
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DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Population	71,442	167,417	258,575
Households	29,490	69,346	106,720
Total Businesses	4,430	7,886	10,130
Total Employees	71,442	167,417	258,575

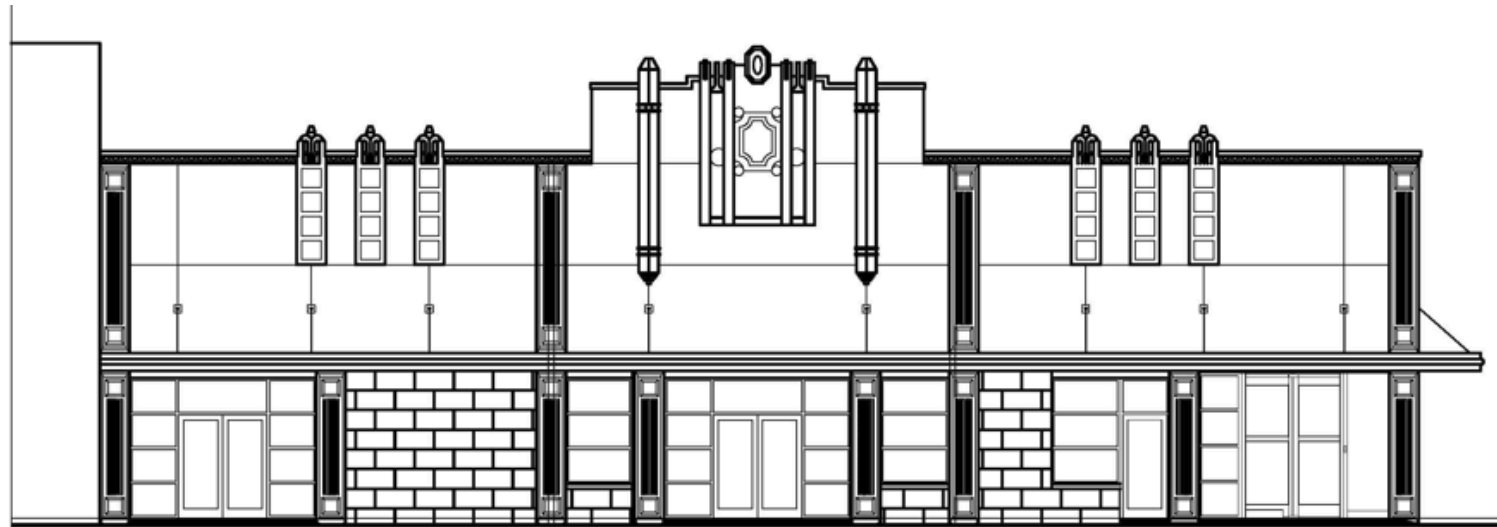
PROPOSED FLOOR PLAN

FOR SALE/LEASE

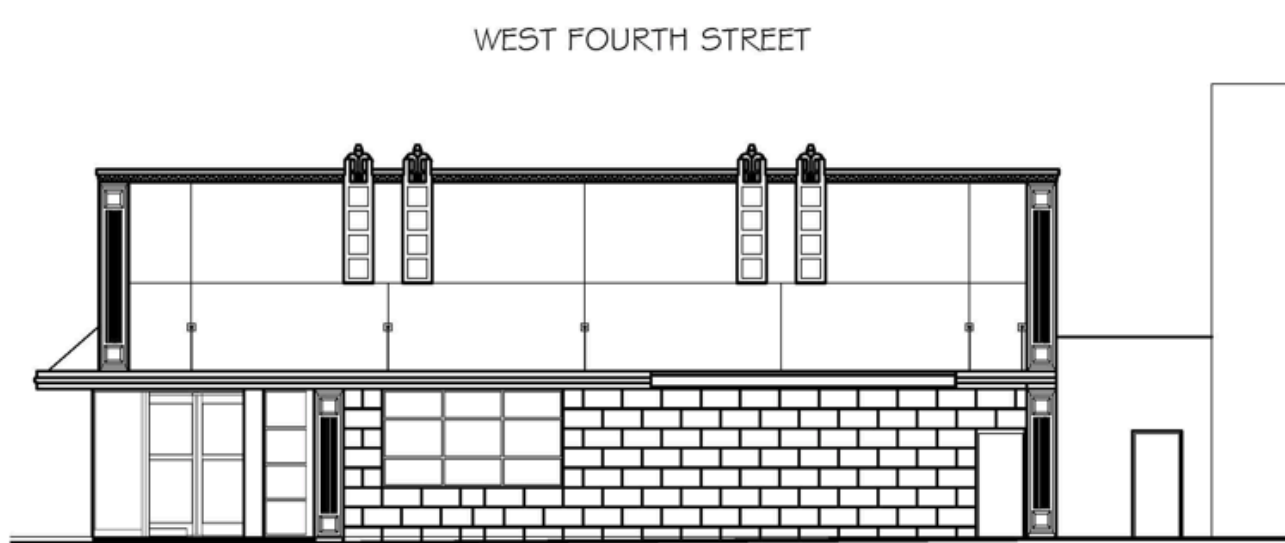


FUTURE ELEVATIONS

FOR SALE/LEASE



WEST FOURTH STREET



TRADE STREET



Kaleideum

Merschel Park

HOTEL
INDIGO
AN IHG HOTEL

SITE
2,000-6,000 SF
AVAILABLE

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1255 CREEKSHIRE WAY, SUITE 200 | WINSTON-SALEM, NC 27103 | 336-768-4410 | WWW.FREEMANCOMMERCIAL.COM

No warranty or representation is made to the accuracy of the information contained herein. All information is subject to change or withdrawal. No liability is assumed for an inaccuracy of any information.



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