

FOR SALE

RARE 5.6+/- AC SITE

S STRATFORD RD./W CLEMMONSVILLE RD.
WINSTON SALEM, NC 27103

- + Industrial, Flex, Office, Multi-family
- + Favorable topography and location
- + Easy access to Hwy 421/I-40
- + Site subject to rezoning
- + Sale Price: \$450,000



FREEMAN | COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

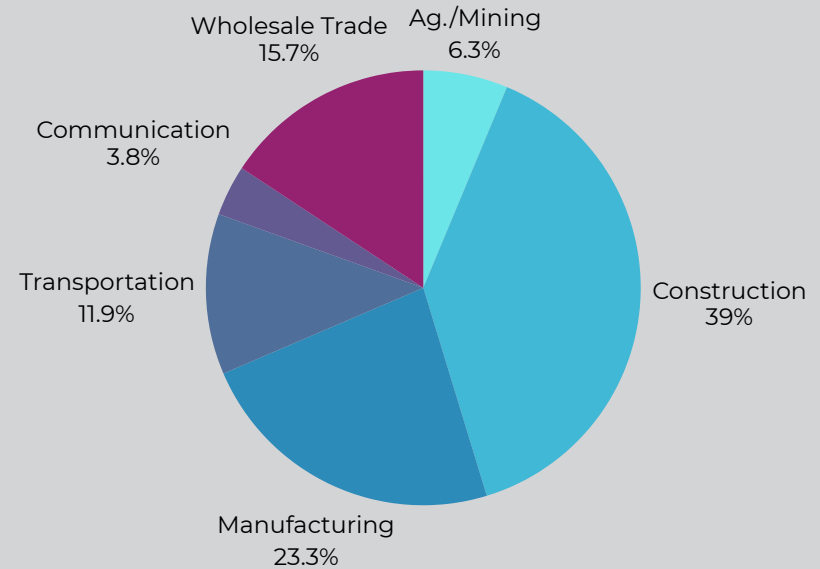
W CLEMMONSVILLE RD. WINSTON SALEM, NC 27103

Strategically positioned along one of Winston-Salem's major industrial corridors, this 5.6± acre site offers exceptional accessibility and easy connectivity to regional transportation routes. It lies just south of Stratford Industrial Park and only 2.5 miles from I-40. With favorable topography and a range of potential uses, it is a compelling opportunity for industrial, commercial, or flex development.

WINSTON-SALEM NORTHERN BELTWAY



LOCAL BUSINESS COMPOSITION (2 Mile Radius)



LOCATION INSIGHT

Greensboro.....	25 miles
Charlotte.....	75 miles
Raleigh.....	100 miles
Piedmont Triad Intl.....	29 miles

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W CLEMMONSVILLE RD.
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S Stratford Rd.

14,904 VPD

5.6 +/- AC

W Clemmons Rd.

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