

FREEMAN | COMMERCIAL REAL ESTATE



PFAFFTOWN CENTER, UP TO 20,636 +/- SF AVAILABLE  
ENTIRE CENTER TO BE RE-TENANTED & REMODELED - LIKE NEW!

LARGEST HIGH SCHOOL DISTRICT IN FORSYTH COUNTY  
YADKINVILLE/TRANSOU RD. | WINSTON-SALEM, NC

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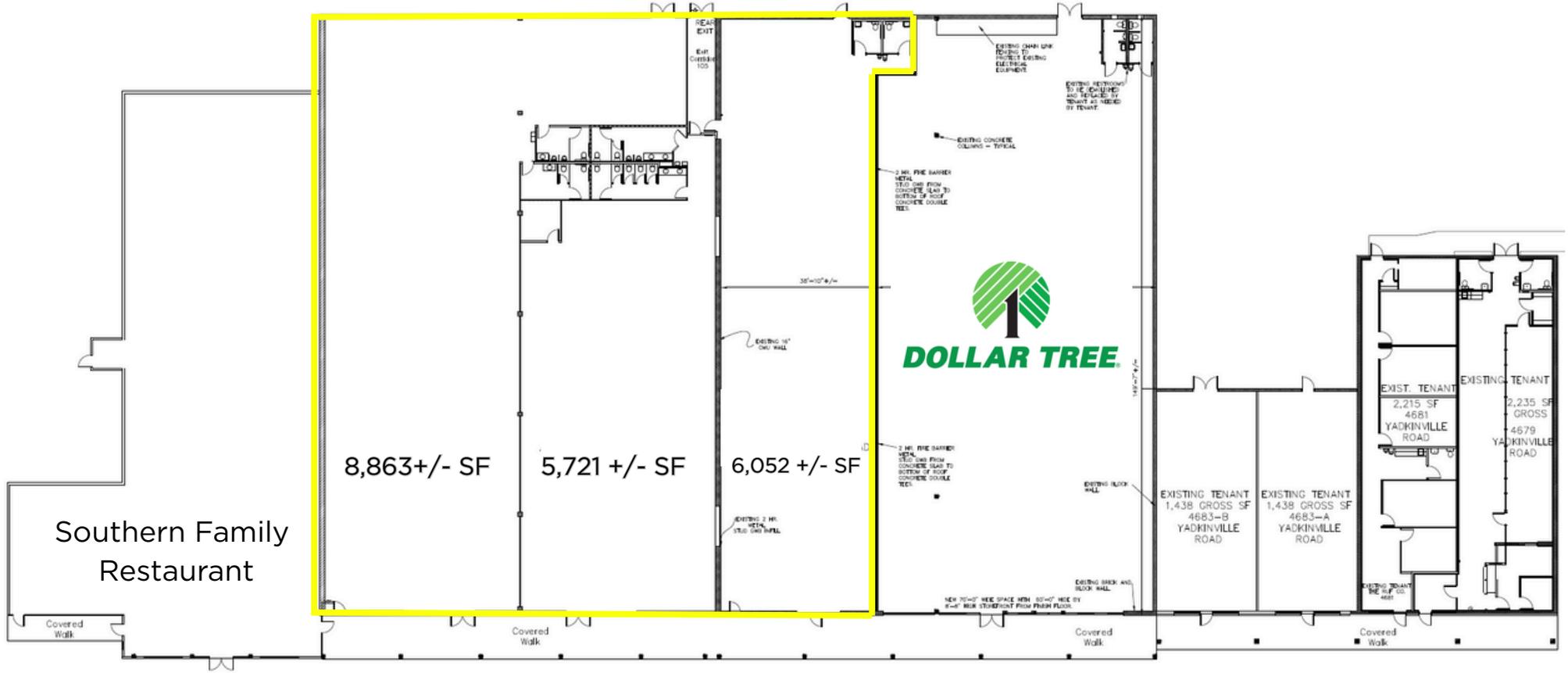
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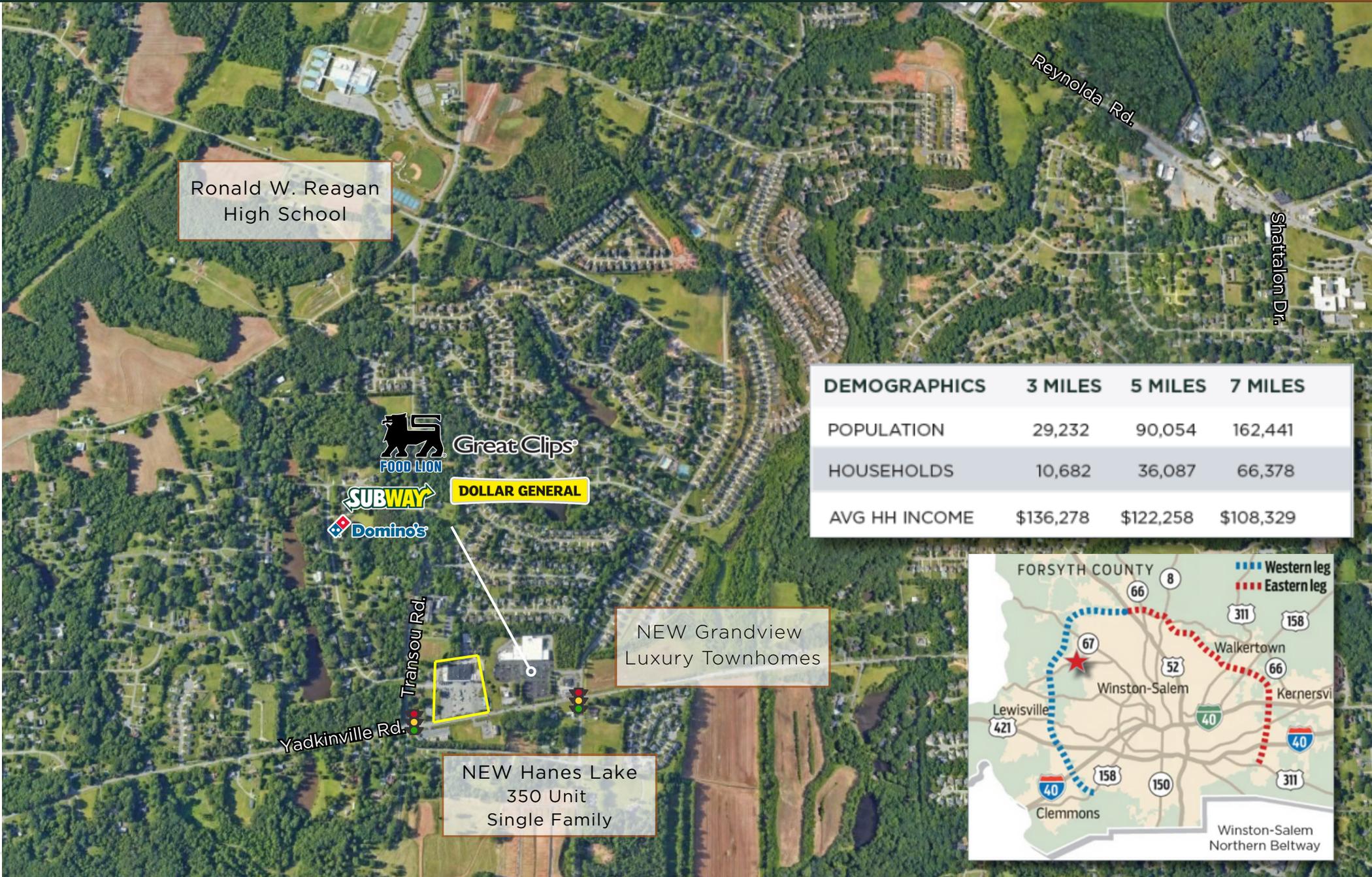
## PFAFFTOWN CENTER WINSTON-SALEM, NC

**AVAILABLE SF:** UP TO 20,636 SF  
**TOTAL CENTER SIZE:** 46,561 SF

- ANCHOR TENANT NEEDED with New 10,000 SF Dollar Tree co-tenant upfit underway
- Double-T concrete construction
- Entire Center being re-tenanted and remodeled, LIKE NEW!
- Upgrades include:
  - All new storefront & glass
  - New Duke Power decorative parking lot lighting installed
  - Entire center re-paved, including rear loading areas
  - Front canopy remodel with increased height
- Well known center located at signalized intersection of Transou & Yadkinville Road
- Less than a mile from Reagan High School, Forsyth County's largest high school
- Intense residential development continues
- Space sizes negotiable and possible upfit allowance
- 4685 Yadkinville Road  
Winston-Salem, NC 27106







Ronald W. Reagan High School







DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	29,232	90,054	162,441
HOUSEHOLDS	10,682	36,087	66,378
AVG HH INCOME	\$136,278	\$122,258	\$108,329

NEW Grandview Luxury Townhomes

NEW Hanes Lake 350 Unit Single Family

