

# FREEMAN | COMMERCIAL REAL ESTATE

NOVANT  
HEALTH

Stratford Rd.

Old Vineyard Rd.

Vest Mill Rd.

421

INTERSTATE  
40

AtriumHealth  
Wake Forest Baptist

FOR SALE

## VEST MILL PROFESSIONAL PARK

1.16 - 1.91 +/- AC AVAILABLE | WINSTON-SALEM, NC

- + 5 pad ready sites available, well located I-40/Hwy 421
- + Storm water already in place increasing usable acreage

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## HIGHLIGHTS

- Graded shovel ready sites with utilities
- Storm water in place, increasing usable acreage
- Rare General Office zoning with no special use restrictions, allowing a long list of office, medical, institutional, and residential uses
- Adjacent to nearly 150 acre office park between I-40 and Hwy 421 in Winston's largest retail/medical market

### LOT 1

SIZE	1.241 +/- AC
SALE PRICE	\$432,463

### LOT 3

SIZE	.996 +/- AC
SALE PRICE	\$347,086.08

### LOT 4

SIZE	1.01 +/- AC
SALE PRICE	\$351,964.80

### LOT 5

SIZE	1.574 +/- AC
SALE PRICE	\$548,507

### LOT 6

SIZE	1.466 +/- AC
SALE PRICE	\$510,871









## DEMOGRAPHICS & LOCATION



### POPULATION

3 mi. - 61,554  
5 mi. - 152,969  
7 mi. - 261,673



### AVERAGE HH INCOME

3 mi. - \$101,313  
5 mi. - \$103,564  
7 mi. - \$96,901



### ACCESSIBILITY

Excellent access to  
heavily traveled  
Stratford corridor, I-40  
& Hwy 421

