



**TWO-BUILDING PORTFOLIO AVAILABLE**  
3041-3051 TRENWEST DR. | WINSTON-SALEM, NC

- + Two recently renovated office buildings with all new HVAC, plumbing & electrical, and roof
- + 3041 Trenwest Dr: 3,416 +/- SF
- + 3051 Trenwest Dr: 6,430 +/- SF

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## PROPERTY SUMMARY

## LOCATION

ADDRESS	3041-3051 Trenwest Drive
CITY, STATE, ZIP	Winston-Salem, NC 27103
COUNTY	Forsyth County

## PROPERTY INFORMATION

PIN	6815-61-8020, 6815-61-8097
ZONING	HB (Highway Business)
COMBINED LOT SIZE	0.69 +/- AC
PURCHASE PRICE	\$3,900,000

- + Both buildings recently renovated, with all NEW HVAC, Plumbing & Electrical, and roof
- + Prime location just off S Stratford Rd and within 2 miles of Novant Health Forsyth Med. Center (9,320 employees) and Wake Forest Baptist Med. Center (14,000 employees)
- + Potential Uses Include: Professional Office, Lab Production, Medical Office



## DEMOGRAPHICS



## POPULATION

3 mi. - 71,471  
5 mi. - 174,437  
7 mi. - 267,576



## AVG. HH INCOME

3 mi. - \$104,935  
5 mi. - \$94,516  
7 mi. - \$93,184



## TOTAL BUSINESSES

3 mi. - 4,802  
5 mi. - 8,171  
7 mi. - 10,708



## TOTAL EMPLOYEES

3 mi. - 87,903  
5 mi. - 136,482  
7 mi. - 164,690

# 3041-3051 TRENWEST DRIVE, WINSTON-SALEM, NC

## 3041 Trenwest Drive

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BUILDING SIZE 3,416 +/- SF

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USE Professional Office

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RENOVATED 2025



## 3051 Trenwest Drive

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BUILDING SIZE 6,430 +/- SF

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USE Lab/production (1<sup>st</sup>), Staff support (2<sup>nd</sup>)

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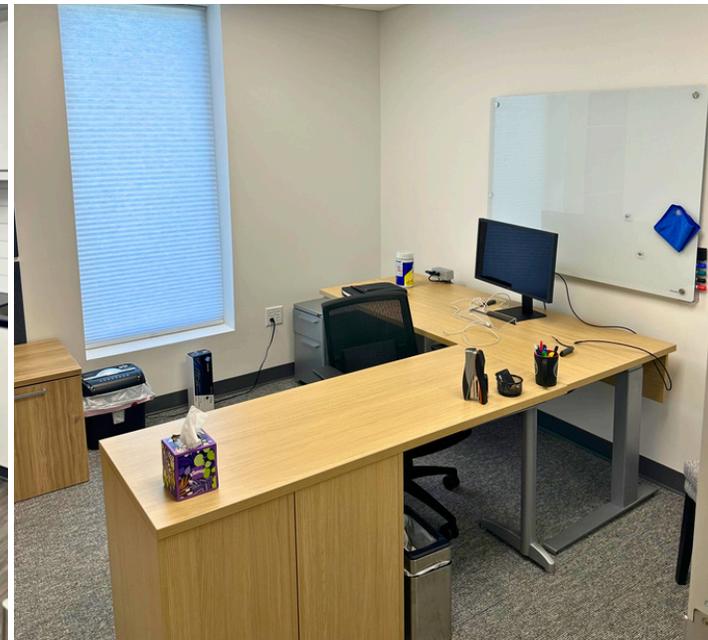
RENOVATED 2018

- + Solar System in place to provide auxiliary power. Solar Panels on roof to provide electricity to a battery backup system.



FOR SALE

3041 TRENWEST DRIVE, WINSTON-SALEM, NC



**FREEMAN** | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | [www.freemancommercial.com](http://www.freemancommercial.com)

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FOR SALE

# TRENWEST DRIVE, WINSTON-SALEM NC

HEALTH SERVICES, 3 MI



705  
2021 Health Services (SIC80) Businesses



44,513  
2021 Health Services (SIC80) Employees



Trenwest Dr

S Stratford Rd

26,945 VPD

Silas Creek Pkwy  
55,979 VPD

**SURROUNDING MEDICAL FACILITIES:**

- Salem Oral Surgery
- Lyndhurst Dental Associates
- Forsyth Plastic Surgery
- Triad Radiology
- Maplewood Imaging
- Salem Endoscopy Center
- Novant Health Vein Specialists

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