

# FREEMAN | COMMERCIAL REAL ESTATE

OFFICE FOR LEASE, EXCELLENT VISIBILITY  
ON STRONG RETAIL CORRIDOR

+/- 2,760 SF | 3862 REYNOLDA RD, WINSTON-SALEM, NC



DOLLAR GENERAL



Reynolda Rd. 15,854 VPD

.57 AC

CHARLIE FREEMAN  
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FOR LEASE

# PROPERTY OVERVIEW

## LOCATION

ADDRESS	3862 Reynolda Road
CITY, STATE, ZIP	Winston-Salem, NC 27106
COUNTY	Forsyth County

## PROPERTY INFORMATION

ZONING	HB (Highway Business)
BUILDING SIZE	2,760 +/- SF
LOT SIZE	.57 +/- AC
LEASE RATE	\$12.00/PSF

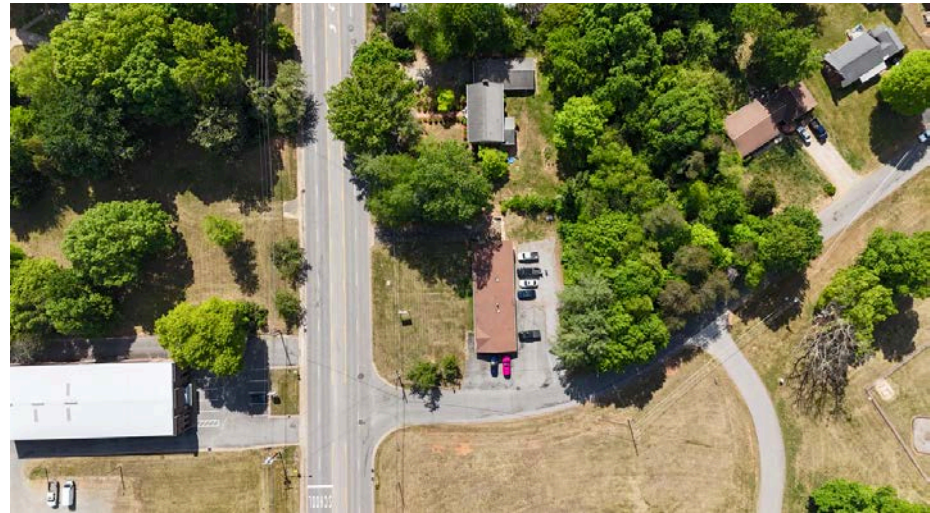
- + 6 offices, 3 bathrooms and kitchenette/break room
- + Possibility for additional office buildouts
- + Located next to Old Town Elementary School, just 3 miles from future beltway interchange
- + Great visibility on strong Reynolda Rd. retail corridor

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# DEMOGRAPHICS



### POPULATION

3 mi. - 41,616  
5 mi. - 95,451  
7 mi. - 178,387



### AVG. HH INCOME

3 mi. - \$96,742  
5 mi. - \$116,000  
7 mi. - \$103,028



### TOTAL BUSINESSES

3 mi. - 817  
5 mi. - 2,618  
7 mi. - 7,969



### TOTAL EMPLOYEES

3 mi. - 9,600  
5 mi. - 40,138  
7 mi. - 140,035

Bethania Forest  
600 +/- Single Family  
Development

Shattalon Rd.

Old Town  
Elementary

15,854 VPD

Reynolda Rd.

57 AC