

Winston-Salem



Piedmont Triad Industrial Center

50,157 VPD

S Main St.

4.31 +/- AC

Barnes Rd.

13,190 VPD

FOR SALE

INTERCHANGE SITE, GREAT VISIBILITY/CONNECTIVITY HWY 52

4.31 +/- AC | WINSTON-SALEM, NC

CHARLIE FREEMAN & SHAWN O'NEILL

336-768-4410

FOR LEASE

PROPERTY OVERVIEW

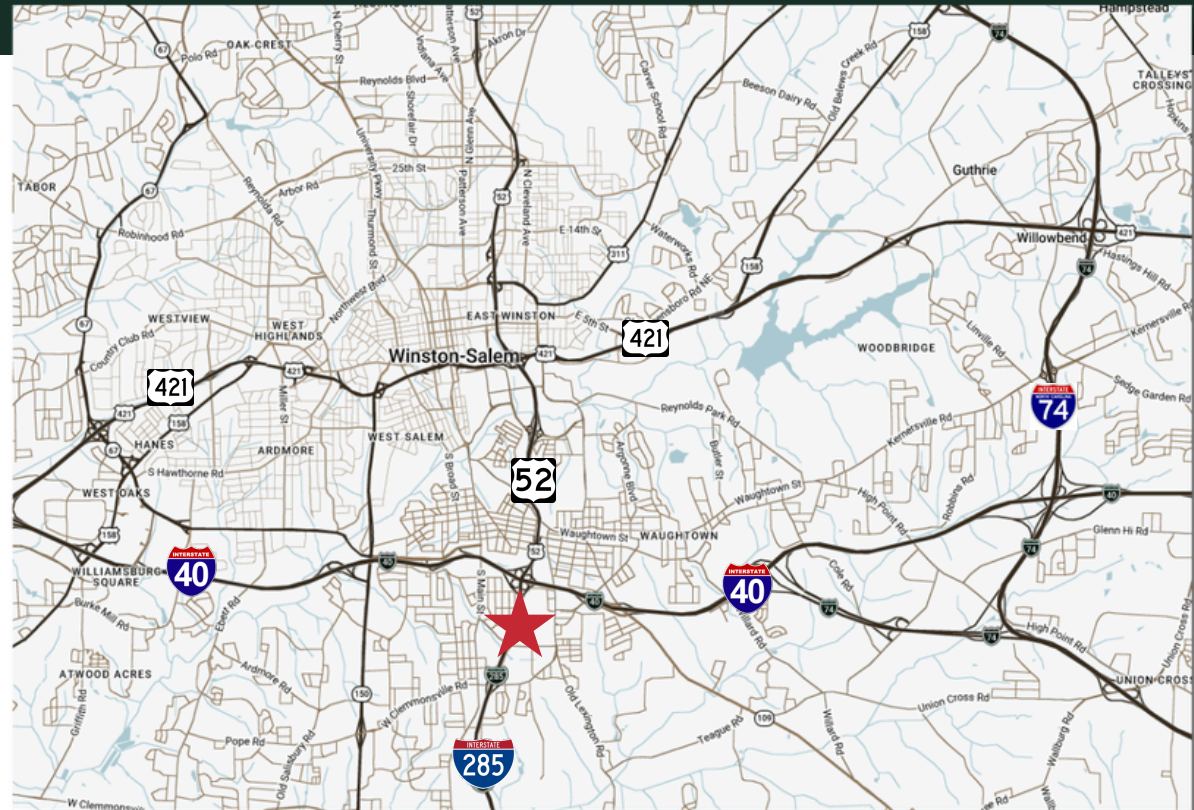
LOCATION

ADDRESS	Barnes Road
CITY, STATE, ZIP	Winston-Salem, NC 27107
COUNTY	Forsyth County

PROPERTY INFORMATION

ZONING	HB (Highway Business)
LOT SIZE	4.31 +/- AC
SALES PRICE	\$295,000

- + Great visibility and connectivity located at S Main Street and Barnes Rd. directly at the on-ramp to US Hwy 52.
- + Highway Business zoning allows for a wide range of uses.
- + Well-suited site for industrial outdoor storage, flex space, automotive, etc.
- + Hwy 52: 50,157 VPD
S Main St.: 13,190 VPD



DEMOGRAPHICS



POPULATION

3 mi. - 52,587
5 mi. - 130,184
7 mi. - 228,898



AVG HH INCOME

3 mi. - \$98,442
5 mi. - \$113,515
7 mi. - \$103,724



TOTAL BUSINESSES

3 mi. - 2,948
5 mi. - 5,717
7 mi. - 9,678



TOTAL EMPLOYEES

3 mi. - 38,119
5 mi. - 96,073
7 mi. - 146,905

CHARLIE FREEMAN

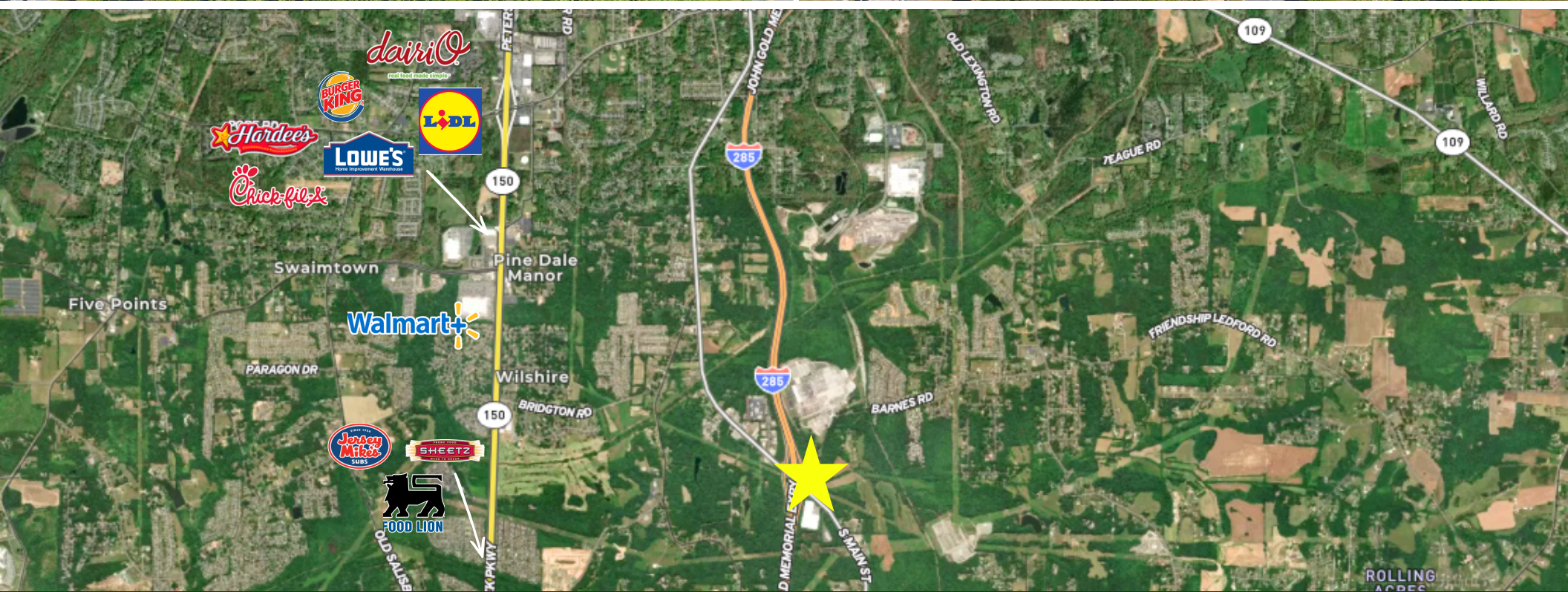
O: 336-768-4410

charlie@freemancommercial.com

SHAWN O'NEILL

O: 336.768.4410

shawn@freemancommercial.com



CHARLIE FREEMAN
 O: 336-768-4410
 charlie@freemancommercial.com

SHAWN O'NEILL
 O: 336.768.4410
 shawn@freemancommercial.com