



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

FOR SALE/LEASE

- + 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
LEASE RATE	\$25.00/psf, NNN

- + 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

BUILDING SIZE	3,416 +/- SF
USE	Professional Office
RENOVATED	2025



3041 Trenwest Dr.
3,416 +/- SF

3051 Trenwest Drive

BUILDING SIZE	6,430 +/- SF
USE	Lab/production (1 st), Staff support (2 nd)
RENOVATED	2018

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



3051 Trenwest Dr.
6,430 +/- SF

FOR SALE/LEASE

3041 TRENWEST DRIVE, WINSTON-SALEM, NC

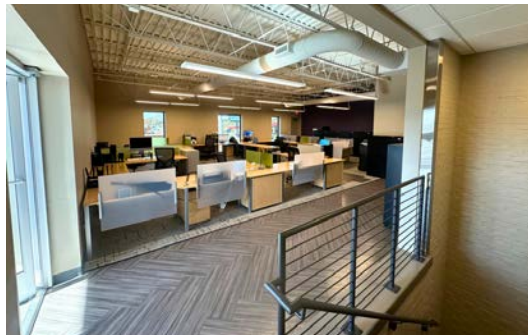


FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | www.freemancommercial.com

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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