



AVAILABLE

1950 S. STRATFORD ROAD

WINSTON-SALEM, NC



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KATZ & ASSOCIATES



TOP EMPLOYERS

- Wake Forest Baptist Medical Center | 18,570 employees
- Novant Health | 11,010 employees
- Forsyth County Schools | 5,500 employees
- BB&T | 4,000 employees
- Wells Fargo | 3,567 employees

HIGHLIGHTS

- 42,750 SF available
- Freestanding building
- Site fronts Interstate 40 & Stratford Rd
- Regional trade area with excellent interstate accessibility and visibility. Strongest retail node in Winston-Salem.
- Nearby retail: Target, Dick's, Ulta, Barnes & Noble, PetSmart, Home Depot, Lowe's, Costco, Ross, Hanes Mall (Belk, Dillard's, Macy's, JC Penny)

HIGH TRAFFIC VOLUME

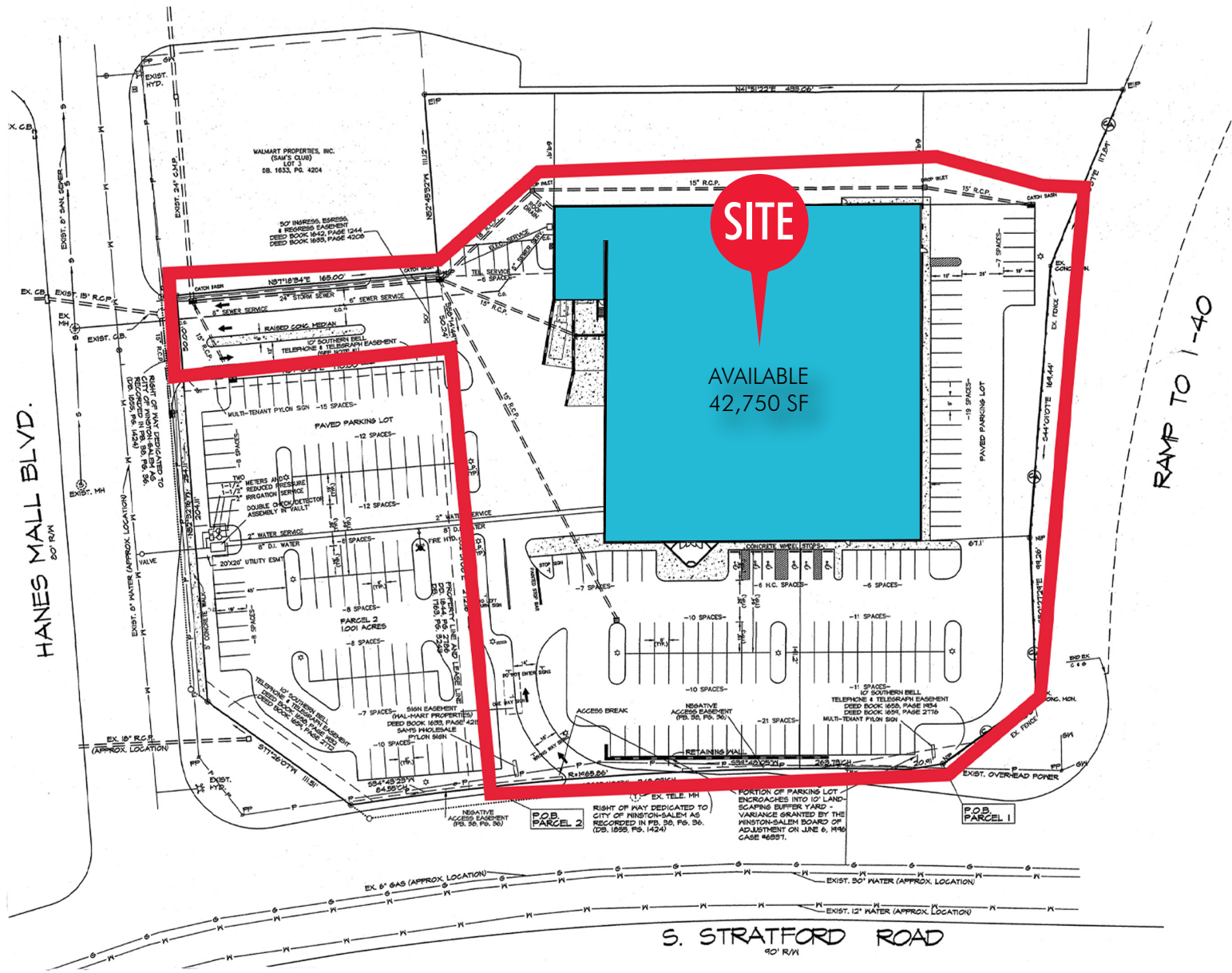
- I-40 | 87,000 cars per day
- Stratford Road | 43,000 cars per day

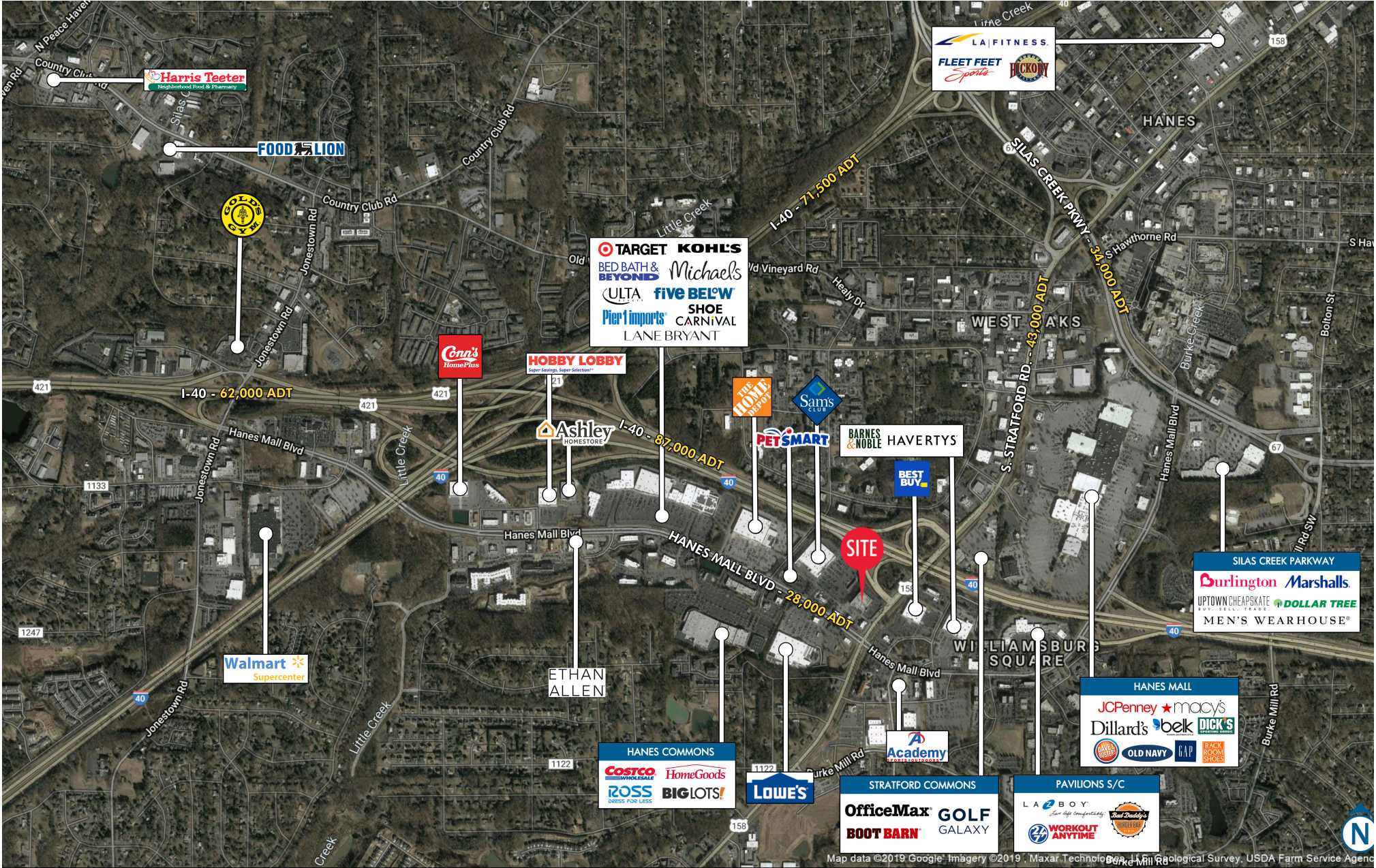
DEMOGRAPHICS

1 MILES	POPULATION	HOUSEHOLDS	DAYTIME EMPLOYEES	AVG HOUSEHOLD INCOME
	6,406	3,235	19,000	\$62,493
3 MILES	POPULATION	HOUSEHOLDS	DAYTIME EMPLOYEES	AVG HOUSEHOLD INCOME
	58,235	28,523	60,047	\$77,743
5 MILES	POPULATION	HOUSEHOLDS	DAYTIME EMPLOYEES	AVG HOUSEHOLD INCOME
	144,489	64,854	99,495	\$82,707

HIGHLIGHTS | PROPERTY

1950 S. STRATFOD ROAD
WINSTON-SALEM, NC





AERIAL | TRADE

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 WINSTON-SALEM, NC

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