

RETAIL SPACE FOR LEASE

# FORMER GANDER OUTDOORS

1950 S Stratford Road, Winston-Salem, NC

42,910 SF AVAILABLE



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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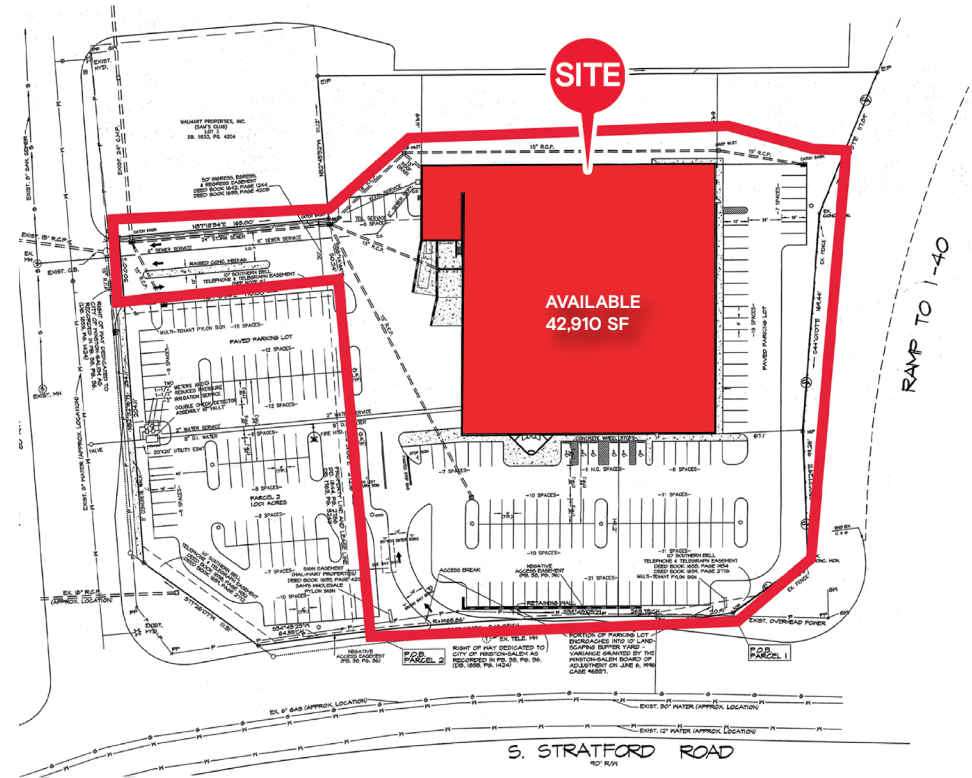
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# Property Overview

## HIGHLIGHTS

- 42,910 SF available
- Freestanding building
- Monument sign available
- Site fronts Interstate 40 & Stratford Road
- Regional trade area with excellent interstate accessibility and visibility
- Strongest retail node in Winston-Salem
- Nearby retail: **TARGET** **DICK'S** **ULTA BEAUTY** **BARNES & NOBLE**



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,273	60,266	153,054
HOUSEHOLDS	2,610	28,074	66,482
EMPLOYEES	4,305	49,195	124,924
AVERAGE HH INCOME	\$67,637	\$89,836	\$99,389

## TRAFFIC COUNTS

I-40	93,000 AADT
STRATFORD ROAD	27,000 AADT

## TOP EMPLOYERS

Wake Forest Baptist Medical Center | 18,750 Employees

Novant Health | 11,010 Employees

Forsyth County Schools | 5,500 Employees

BB&T | 4,000 Employees

Wells Fargo | 3,567 Employees





1950 S STRATFORD ROAD | TRADE AERIAL

KATZ & ASSOCIATES

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