

4021 COUNTRY CLUB ROAD

FOR LEASE | WINSTON-SALEM, NC 27104

Linville | Team Partners

COMMERCIAL REAL ESTATE



WELL-LOCATED RETAIL FOR LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	11,000
LEASE RATE	\$14.00, NNN

DESCRIPTION

Located in a desirable area on Country Club Road in Winston-Salem, this ±11,000 SF retail space offers exceptional visibility. The vehicles per day on this section of Country Club Road is approximately 15,500. The property features a reception area and three large, versatile rooms that can be customized for a multitude of business uses. Potential for outdoor patio/recreational area. Landlord's creatively brainstorming facade improvements as well. Located less than 1 mile to Silas Creek Parkway, less than 2 miles from US-421 and I-40, and convenient to Lewisville and Clemmons.



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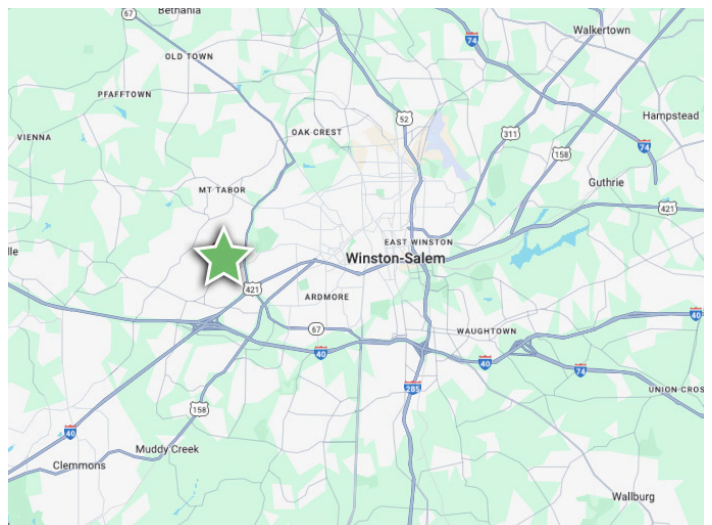
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KEY FEATURES

- Located in a desirable area on Country Club Road in Winston-Salem
- Exceptional visibility, 15,500 VPD
- Potential for outdoor patio/recreational area
- Located less than 1 mile to Silas Creek Parkway, less than 2 miles from US-421 and I-40
- Convenient to Lewisville and Clemmons



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PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Strip Center
AVAILABLE SF ±	11,000	FLOORS	1
ACRES	2.22	ROOF	Flat
YEAR BUILT/RENOVATED	1964/1991	EXTERIOR	Brick
ZONING	LB-L	TAX PIN	6805-94-9195

PRICING & TERMS

LEASE RATE	\$14.00	LEASE TYPE	NNN
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