

2546 SOMERSET CENTER DRIVE

RETAIL PROPERTY **FOR LEASE****2546 SOMERSET CENTER DRIVE**
WINSTON-SALEM, NC 27103**PROPERTY DESCRIPTION**

This prime retail corner suite is ideally suited for medical use, featuring a functional layout with three fully built-out exam rooms, a welcoming reception area, and a large open space adaptable for additional treatment, retail, or administrative needs. The space offers excellent accessibility with three separate entrances, providing convenience for both staff and patients. Positioned on a high-visibility corner and anchored by Food Lion, the location benefits from strong daily traffic and established co-tenancy, making it an outstanding opportunity for a thriving practice or service-based business.

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	±1,624 SF
Building Size:	±33,747 SF
TICAM:	\$4.50 SF/yr

Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Katie Hayes

336.473.0206
katie@ltpcommercial.com**Linville | Team Partners**
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

2546 SOMERSET CENTER DRIVE

RETAIL PROPERTY **FOR LEASE**



Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

2546 SOMERSET CENTER DRIVE

L | T

RETAIL PROPERTY **FOR LEASE**



Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

2546 SOMERSET CENTER DRIVE

RETAIL PROPERTY FOR LEASE



Taryne Seatz

828.406.6858

tseatz@ltpcommercial.com

Katie Hayes

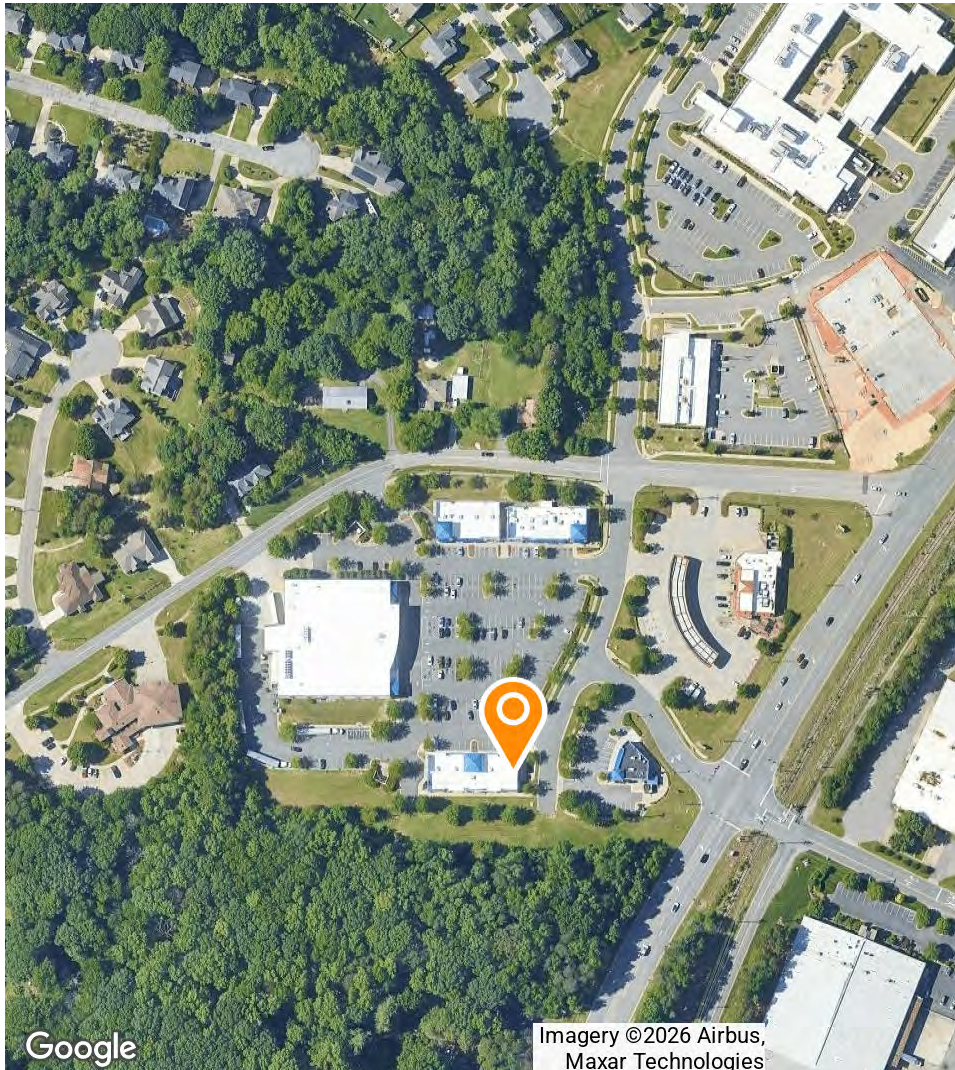
336.473.0206

katie@ltpcommercial.com

Linville | Team Partners

COMMERCIAL REAL ESTATE

2546 SOMERSET CENTER DRIVE

RETAIL PROPERTY **FOR LEASE**

PROPERTY HIGHLIGHTS

- Corner Unit With 3 Entrances
- High Visibility And Accessibility
- Ample Parking For Tenants And Visitors
- Anchored By Food Lion
- 3 Exam Rooms, 1 Office, Reception, Breakroom & Storage Space

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	±1,624 SF
Lot Size:	6.45 Acres
Building Size:	±33,747 SF
TICAM:	\$4.50 SF/yr

Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

2546 SOMERSET CENTER DRIVE

L | T

RETAIL PROPERTY **FOR LEASE**

LOCATION INFORMATION

Street Address	2546 Somerset Center Drive
City, State, Zip	Winston-Salem, NC 27103

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	NSB-S
Building Size	±33,747 SF
Available Space	±1,624 SF
Year Built	2006
Parking Type	Surface



LEASE RATE: \$17.50 SF/YR
(NNN)

Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.