

WINSTON-SALEM, NC

245 WEST 4TH STREET

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RETAIL PROPERTY **FOR LEASE**



245 WEST 4TH STREET
WINSTON-SALEM, NC 27101

PROPERTY DESCRIPTION

Position your business in the heart of downtown Winston-Salem, surrounded by a vibrant mix of established local favorites. This prime retail location sits just steps from well-known destinations such as Camino Bakery, Heff's Burger Club, and Xcaret, drawing consistent foot traffic from residents, professionals, and visitors alike.

The area is anchored by a dynamic blend of retail, office space, and downtown living, creating an energetic, walkable environment ideal for businesses looking to stand out. With strong visibility and proximity to a built-in customer base, this location offers an exceptional opportunity to establish a presence in one of the city's most desirable corridors.

Ownership is seeking a tenant that will complement the surrounding community and elevate the space, bringing added value, quality, and prestige to this premier downtown location.

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	2,750 SF
TICAM	± \$2.97/SF

Taryne Seatz

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Katie Hayes

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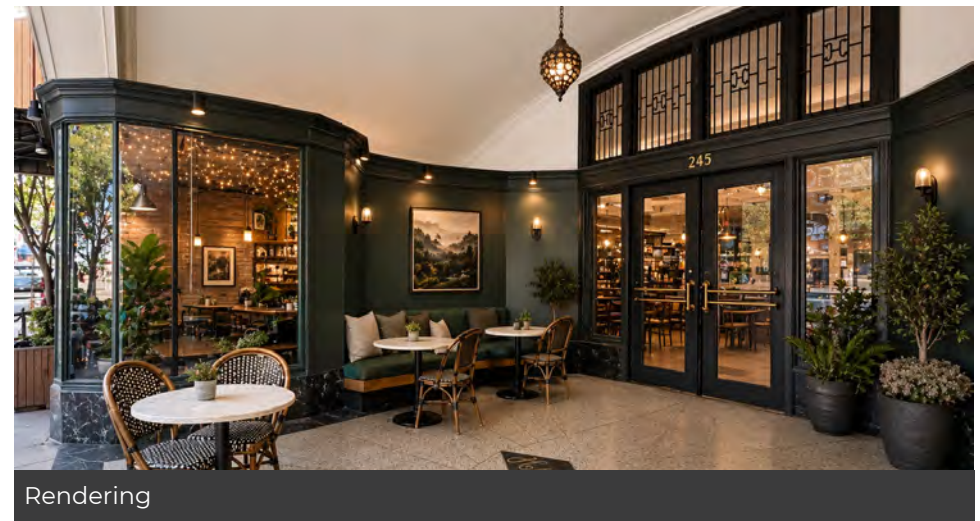
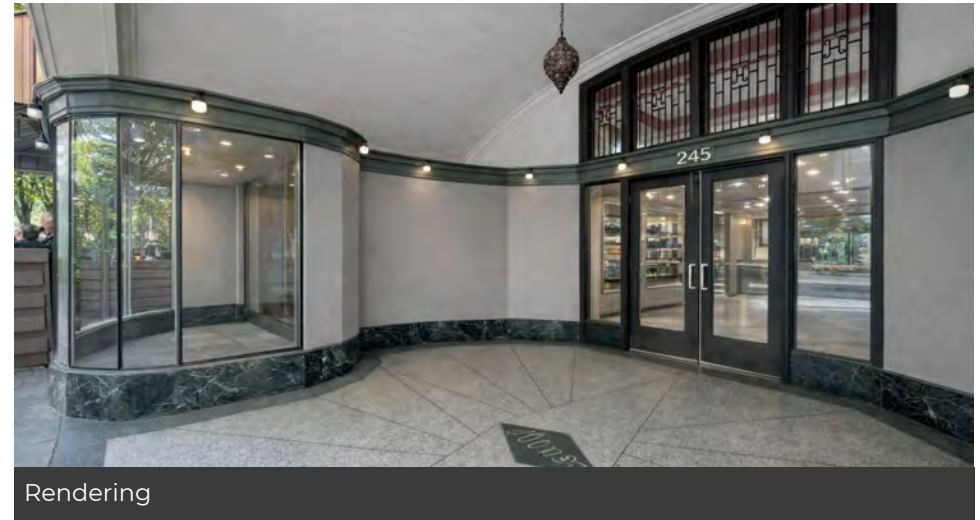
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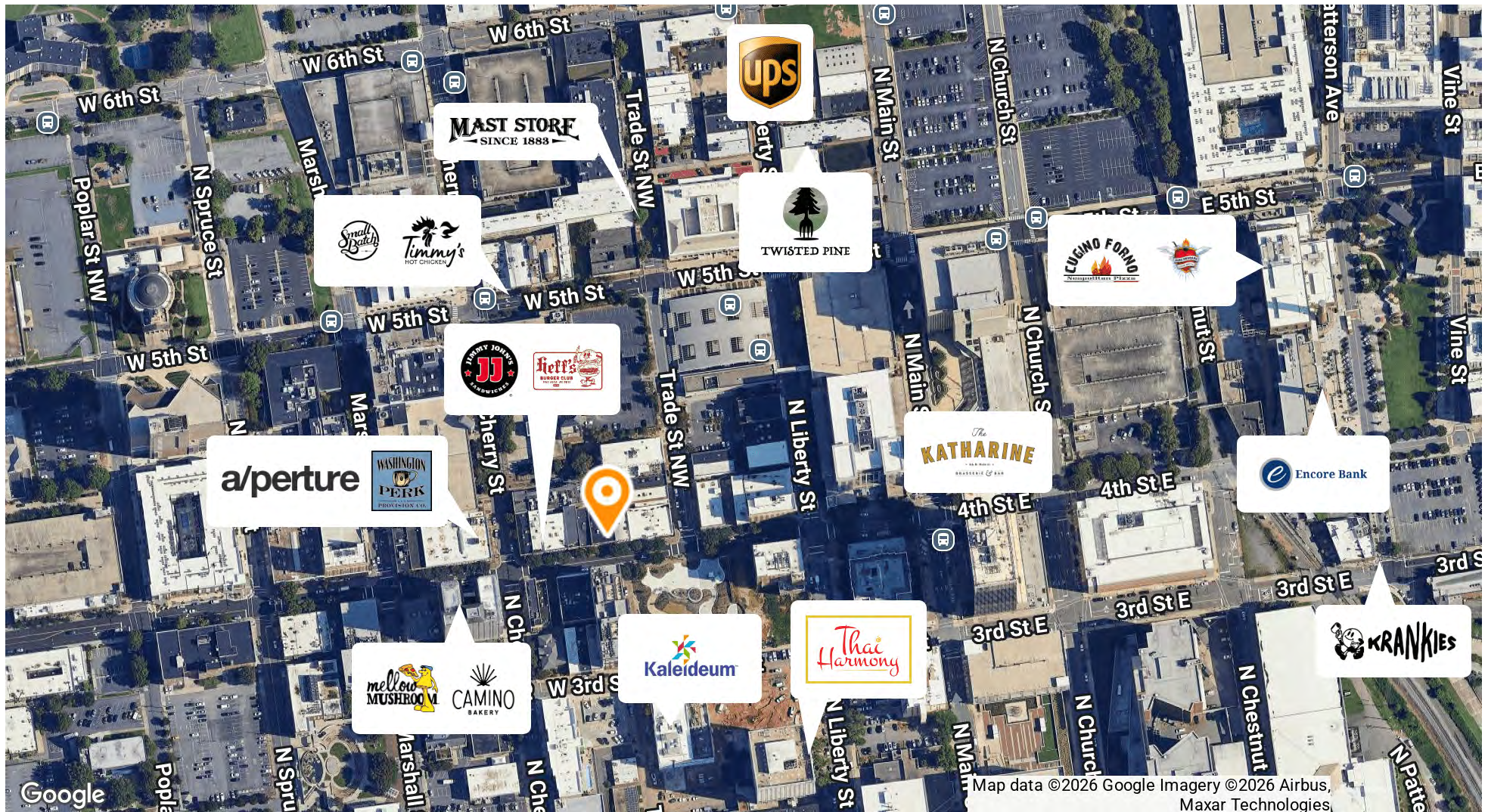
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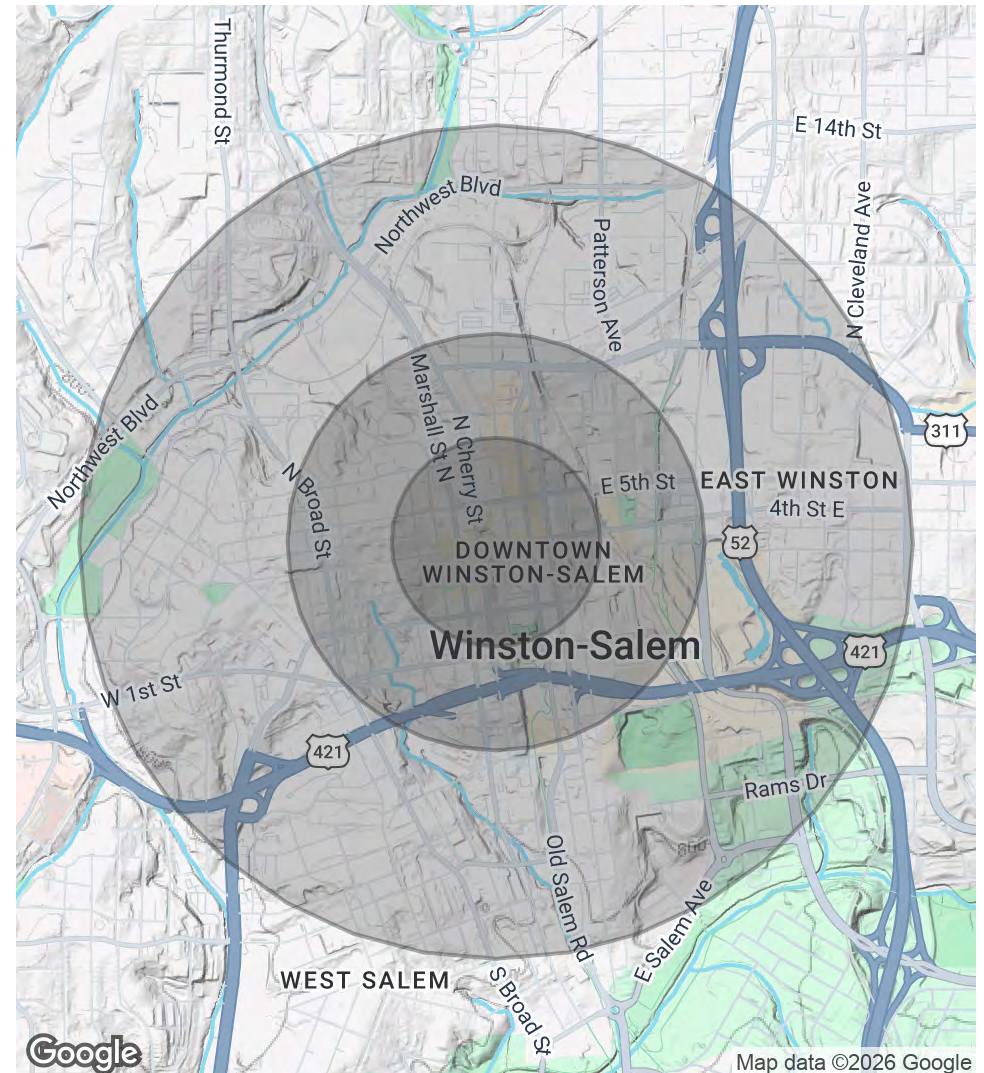
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	932	3,094	11,524
Average Age	33.6	34.4	33.8
Average Age (Male)	34.1	36.0	37.3
Average Age (Female)	32.5	32.2	31.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	502	1,726	5,598
# of Persons per HH	1.9	1.8	2.1
Average HH Income	\$99,515	\$92,047	\$75,482
Average House Value	\$280,389	\$277,876	\$322,915



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LEASE RATE: \$16.50 SF/YR
(NNN)

LOCATION INFORMATION

Street Address	245 West 4th Street
City, State, Zip	Winston-Salem, NC 27101

PROPERTY INFORMATION

Property Type	Retail
Zoning	CB WO
Lot Size	0.09 Acres
Building Size	2,750 SF
Year Last Renovated	2012
TICAM	± \$2.97/SF



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