

FREEMAN | COMMERCIAL REAL ESTATE

UNC School
of the Arts

Winston-Salem
State University

Bodegas Alvarado
NEW Sports Complex

9
goodwill

61,930 VPD

52

52

Waightown St.

Old Lexington Rd.

E. Monmouth St.

Bojangles

FOR LEASE

FREESTANDING BUILDING WITH
CONVENIENT ACCESS TO HWY 52/I-40

620 E. MONMOUTH STREET | WINSTON-SALEM, NC

SHAWN O'NEILL

O: 336.768.4410
shawn@freemancommercial.com

CHARLIE FREEMAN

O: 336.768.4410
charlie@freemancommercial.com

FOR LEASE

LOCATION

ADDRESS 620 Monmouth Street

CITY, STATE, ZIP Winston-Salem, NC 27107

COUNTY Forsyth County

PROPERTY INFORMATION

PIN 6834-76-6350

ZONING Highway Business

LOT SIZE .23 +/- AC

AVAILABLE SF 1,948 +/- SF

LEASE TYPE Modified Gross

LEASE RATE \$14.00/psf

- + Renovations in 2018 including new electrical, plumbing, HVAC, roof, ceiling/floors
- + 6 offices with break room
- + Flexible HB zoning allows for multiple uses including retail/restaurant
- + Well positioned on of Hwy 52 corridor near major universities and neighboring Opportunity Zone currently under development

SHAWN O'NEILL & CHARLIE FREEMAN

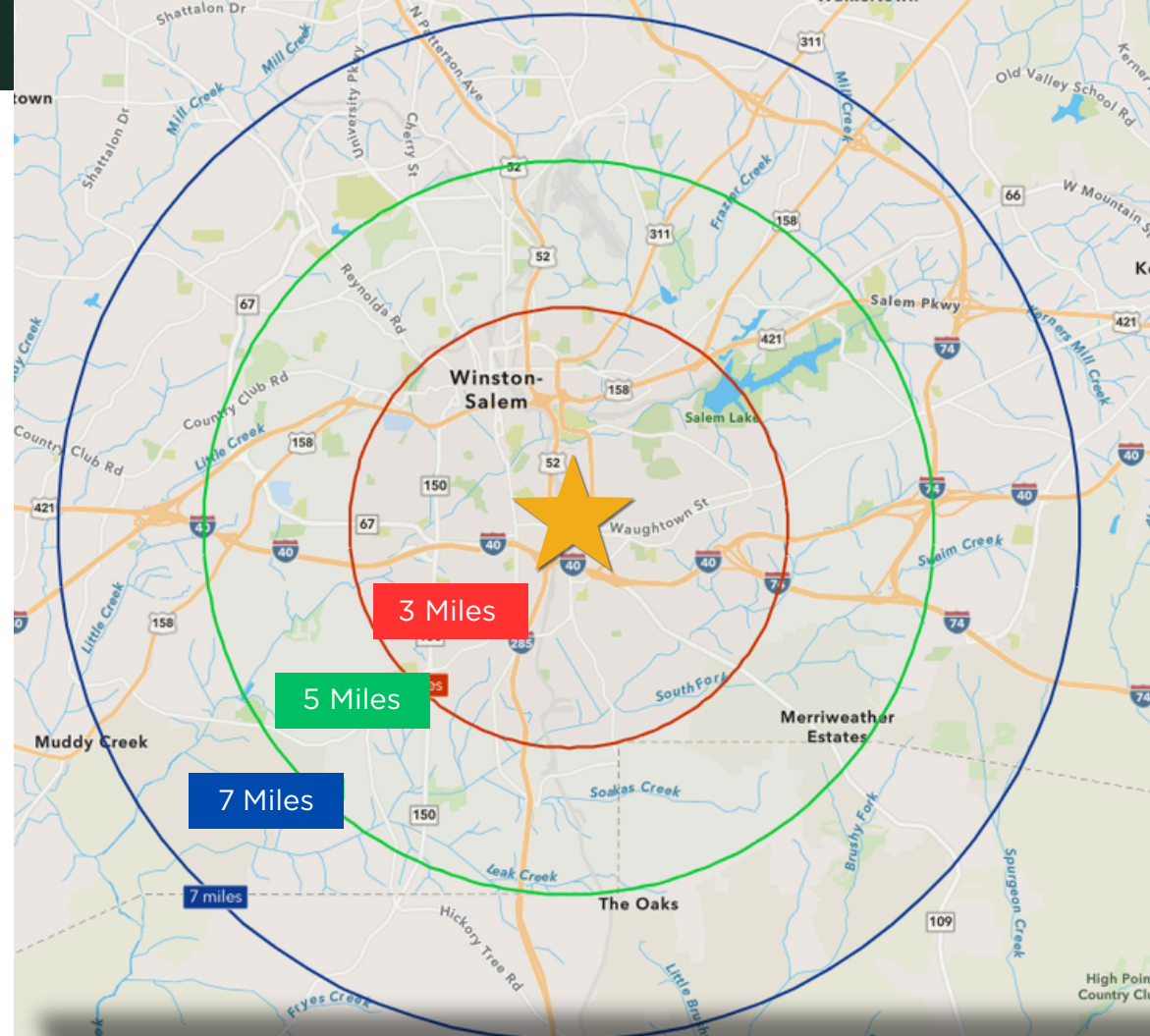
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1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410



DEMOGRAPHICS



POPULATION

3 mi. - 65,227
5 mi. - 140,469
7 mi. - 235,965



AVG. HH INCOME

3 mi. - \$68,466
5 mi. - \$81,250
7 mi. - \$87,785



TOTAL BUSINESSES

3 mi. - 3,142
5 mi. - 6,529
7 mi. - 9,491



TOTAL EMPLOYEES

3 mi. - 46,982
5 mi. - 117,257
7 mi. - 150,485

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