



# Baldwin PROPERTIES

*Serving The Triad Since 1928*



**Retail Space Opportunity**  
FOR LEASE

**\$9 SF / NNN**



## **Retail Space Opportunity**

4404 Old Rural Hall Rd,  
Winston Salem NC 27105



**Mike Gatton**  
Commercial Broker  
(704) 902 3636  
[mike@baldwinco.com](mailto:mike@baldwinco.com)  
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**NC**  
REALTORS



**Baldwin**  
PROPERTIES

# Retail Space Opportunity

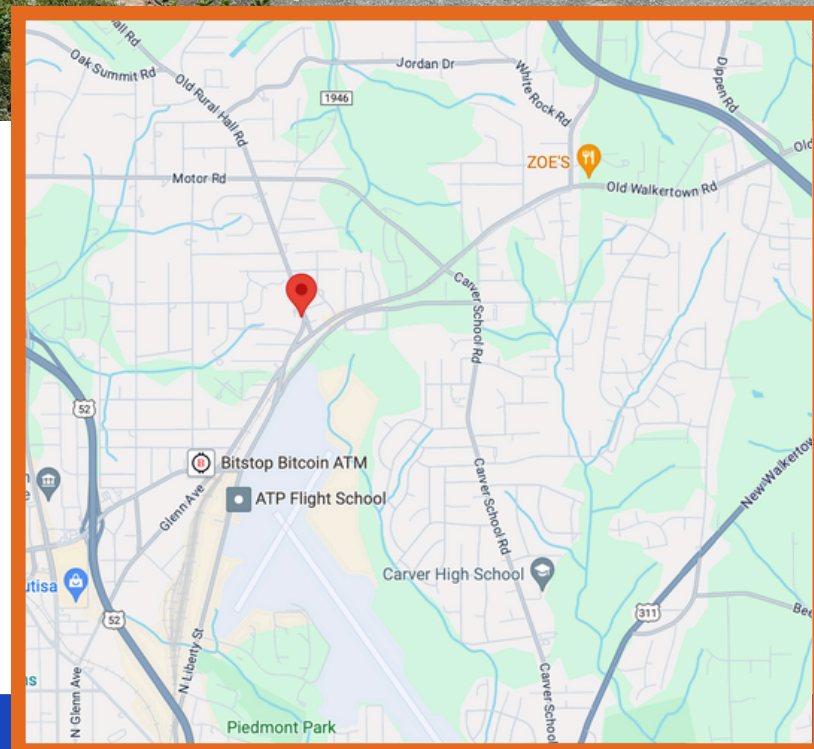
FOR LEASE

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## HIGHLIGHTS

- Retail Space For Lease 9,315 SF +/-
- 5,700 AADT
- 10' - 12' ceiling height
- 33 Parking Spaces
- Pylon Sign
- New HVAC Unit
- Less than 1 mile from I-74



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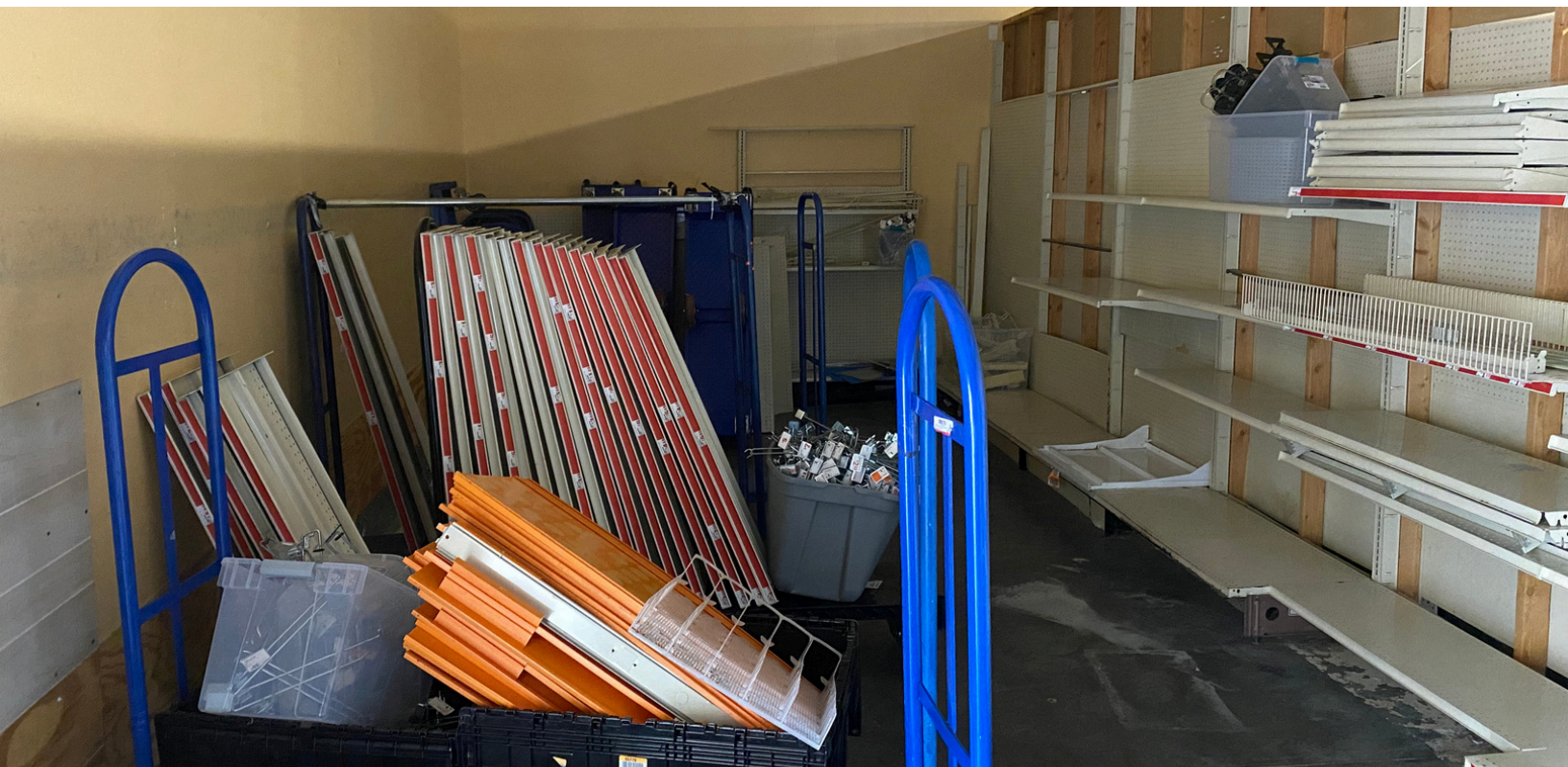


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# 4404 OLD RURAL HALL ROAD WINSTON-SALEM, NC

## \$9 / SF - 9,315 SF - 1 ACRE LOT

### Great Stand Alone Retail Opportunity

Stand Alone retail space with a diverse range of uses. Formerly a Family Dollar - most upfit will be cosmetic. Space has approximately 7,600 +/- SF of retail space, 680 +/- of storage space, and an additional office, break area, and employee restrooms. Space boasts significant parking spaces and sites on a 1-acre lot, offers pylon signage, and a new HVAC unit. Please contact brokers for a showing.

#### HIGHLIGHTS

Square Feet	AADT	Parking Spaces
9,315 +/-	5,700	33



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