

# 2424 SOUTH STRATFORD ROAD

RETAIL PROPERTY **FOR SALE**

**2424 SOUTH STRATFORD ROAD**  
WINSTON-SALEM, NC 27103

## PROPERTY DESCRIPTION

Opportunity to own a 2 bay express carwash site with tremendous upside in a prime location on Stratford Rd in Winston-Salem. Located adjacent to Speedway just 1 mile from I-40 and dozens of major retailers (Target, Lowe's, Costco, Chick-fil-A®, etc.), the site sees 26,500 VPD (based on closest NCDOT data point). The right operator will be able to maximize the potential of this site through effective management, increased marketing efforts, monthly membership expansion, adding other revenue drivers (vending, ice machine, etc.), plus benefit from already having one new IBA and another recently refurbished one.

## OFFERING SUMMARY

|                            |             |
|----------------------------|-------------|
| <b>Sale Price:</b>         | \$525,000   |
| <b>Lot Size:</b>           | 0.44 Acres  |
| <b>Pro Forma NOI:</b>      | \$55,703.00 |
| <b>Pro Forma Cap Rate:</b> | 10.6%       |

Dom Maggio

443.540.9293  
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**Linville | Team Partners**  
COMMERCIAL REAL ESTATE



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## LOCATION INFORMATION

|                  |                           |
|------------------|---------------------------|
| Street Address   | 2424 South Stratford Road |
| City, State, Zip | Winston-Salem, NC 27103   |

## PROPERTY INFORMATION

|                    |                                |
|--------------------|--------------------------------|
| Property Type      | Retail                         |
| Property Subtype   | Vehicle Related                |
| Zoning             | HB – Highway Business District |
| Lot Size           | 0.44 Acres                     |
| Year Built         | 2001                           |
| Pro Forma NOI      | \$55,703                       |
| Pro Forma Cap Rate | 10.6%                          |

**SALE PRICE:** \$525,000

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