

**4752 S MAIN STREET**  
WINSTON-SALEM, NC

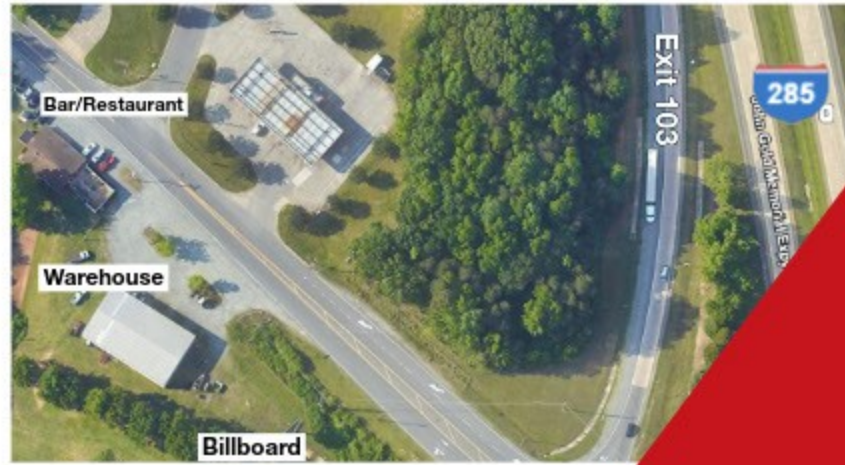
**FLEX AND RETAIL  
PROPERTIES**

**FOR  
SALE**

**MULTI-USE PROPERTY**

## PROPERTY HIGHLIGHTS

- ±6,000 SF Clear Span Warehouse Building
- 4 Oversized Roll-Up Doors
- Ideal for Tractor Trailer Repair / Maintenance
- ±1,700 SF Bar / Restaurant Building
- Large Covered Patio
- Currently Operating as Duke's Tavern
- 2.97 Acres
- Zoning - Highway Business (HB)
- Billboard Lease Income
- Located 500' from I-285 (formerly Hwy. 52)
- Interstate Traffic on I-285 exceeds 45,000 VPD
- Priced at \$915,000

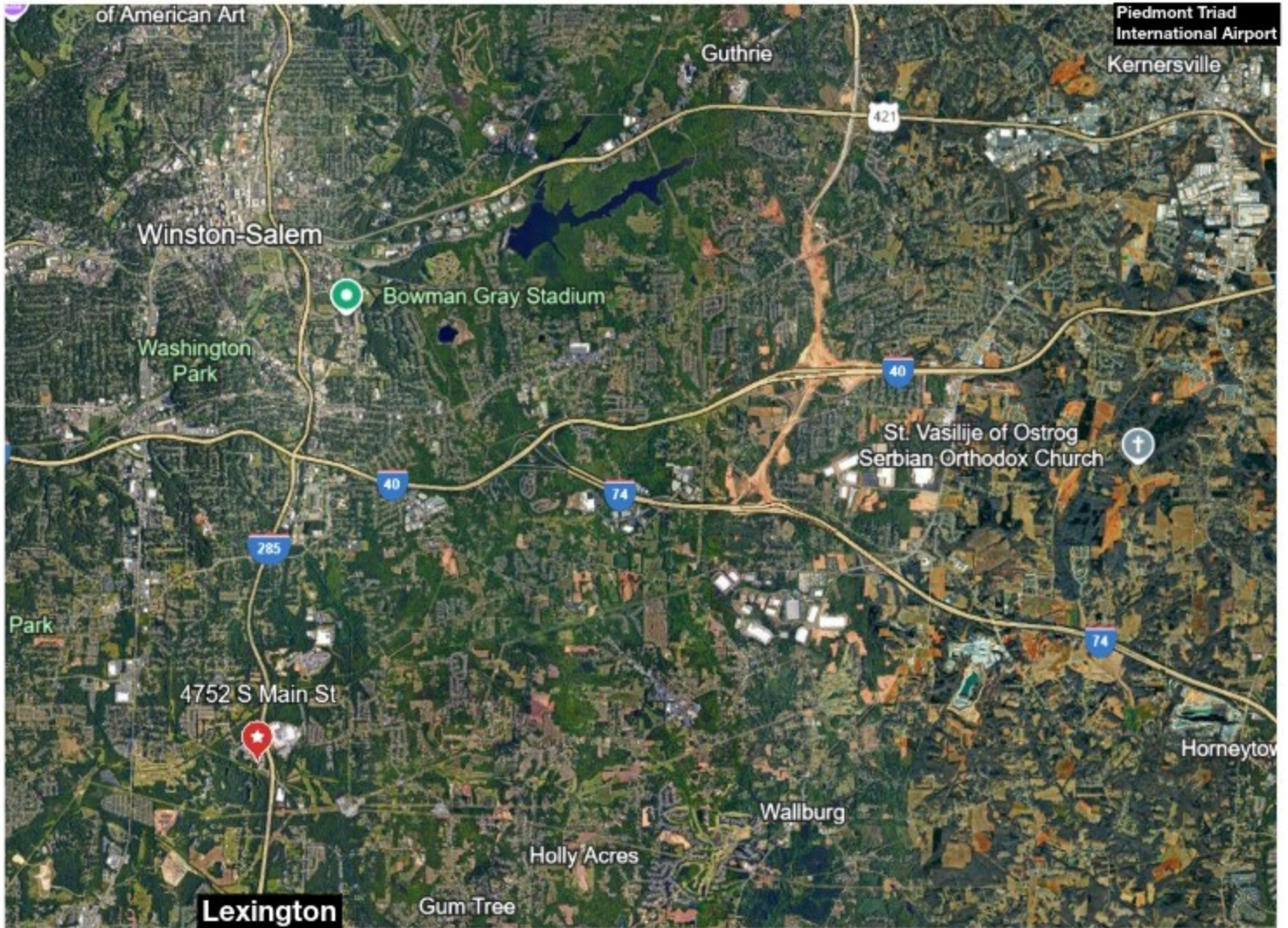


**NAI Piedmont Triad**  
Commercial Real Estate Services, World Wide

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DISTANCE TO SITES OF INTEREST	
SITE	MILES
Winston-Salem CBD	7.6
Piedmont Triad International Airport	25.7
Lexington, NC	16.3

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