



Available For *Lease*



West Salem Shopping Center
+/- 4,649 SF Retail Space
603 Peters Creek Parkway, Winston-Salem, NC



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OVERVIEW



Available:

673 Peters Creek Pkwy +/- 1,368 SF
Lease Rate: \$14.00/PSF

675/677 Peters Creek Pkwy +/- 3,281 SF
Lease Rate: \$14.00/PSF

Flat CAM Rate: \$2.00/SF

Location:

603 Peters Creek Parkway Winston-Salem, NC 27103

Conveniently located right off the new Salem Parkway at the intersection of Peters Creek Parkway and Academy Street.



No warranty or representation is made to the accuracy of the information contained herein.
All information is subject to change or withdrawal. No liability is assumed for any inaccuracy of any information.



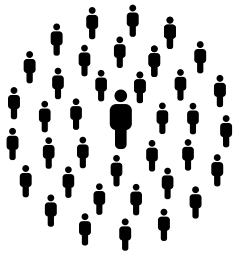
PROPERTY DETAILS

YEAR BUILT/RENOVATED: 1965/2012	LOT SIZE: 7.71 acres	ZONING: HB
TICAM: Flat \$2.00/SF	LEASE TYPE: Modified Gross	USES: Retail, Office

The shopping center is in a high traffic area. It is conveniently located close to Truist Stadium, Wake Forest Baptist Hospital, and downtown Winston-Salem with close proximity to Salem Parkway and Interstate 40.

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Demographics

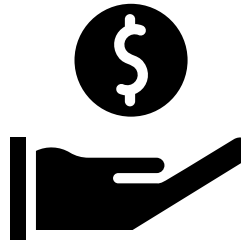


Population

1 Mile 11,152 people

3 Mile 76,713 people

5 Mile 169,877 people



Average Household Income

1 Mile \$101,690

3 Mile \$95,834

5 Mile \$98,253



Households

1 Mile 5,964

3 Mile 33,193

5 Mile 70,790



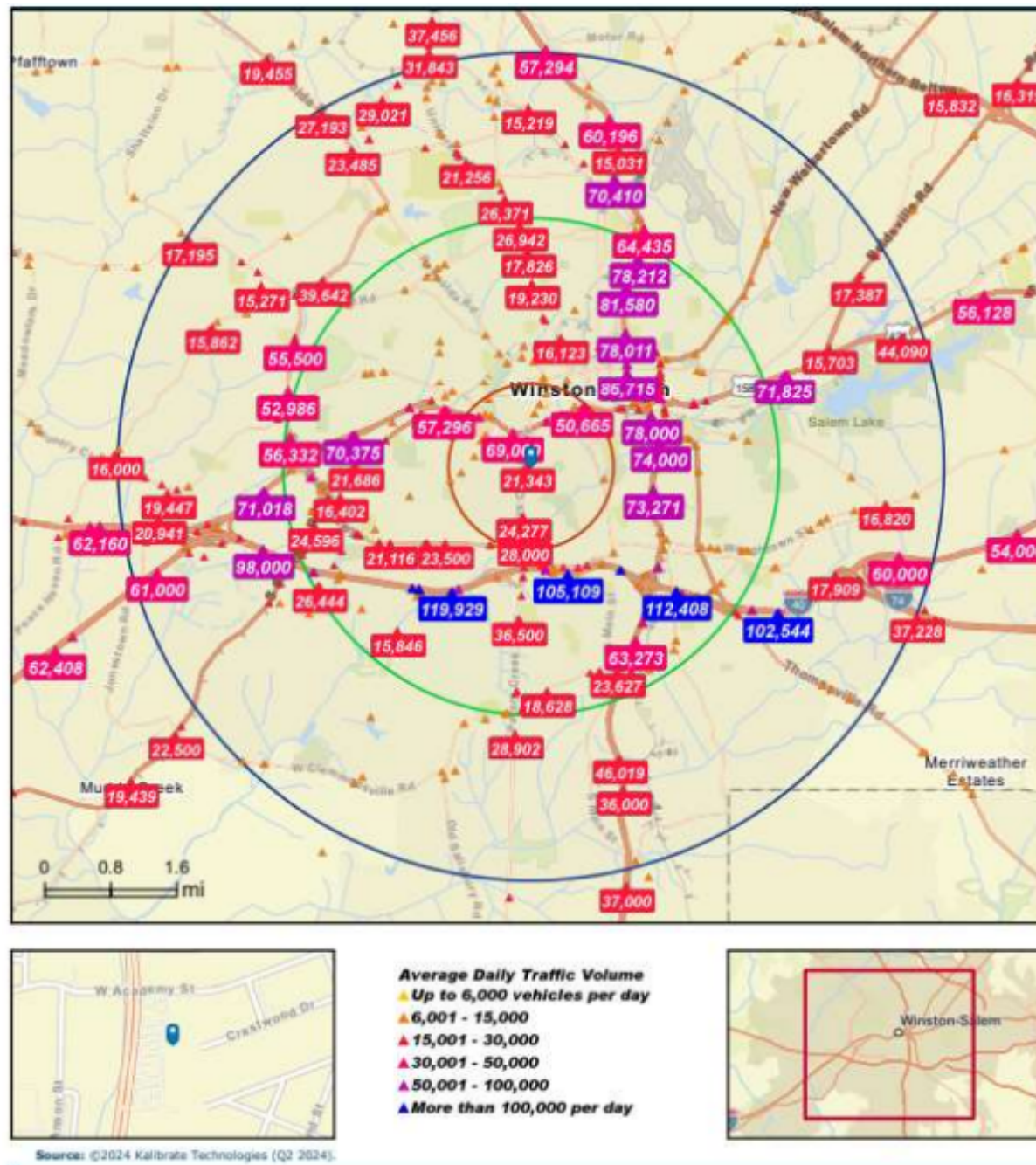
Traffic Count

26,000+/-

vehicles per day

Demographics prepared by ESRI on 8/05/2024

Traffic Count Map



Demographics prepared by ESRI on 8/05/2024.

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