

For Sale: \$1,550,000



Turnkey Standalone 7,804 SF Medical Office Building for Sale in Prime Medical Corridor

2912 Maplewood Ave

WINSTON-SALEM, NORTH CAROLINA 27103

CBRE

Property Highlights

Turnkey Standalone Medical Office Building

This turnkey standalone medical office building is located in a highly sought after medical corridor in Winston-Salem near major hospitals. The well-maintained property features numerous exam rooms, ample medical parking, and a flexible lower-level basement suitable for private offices, employee lounge area, or storage space.

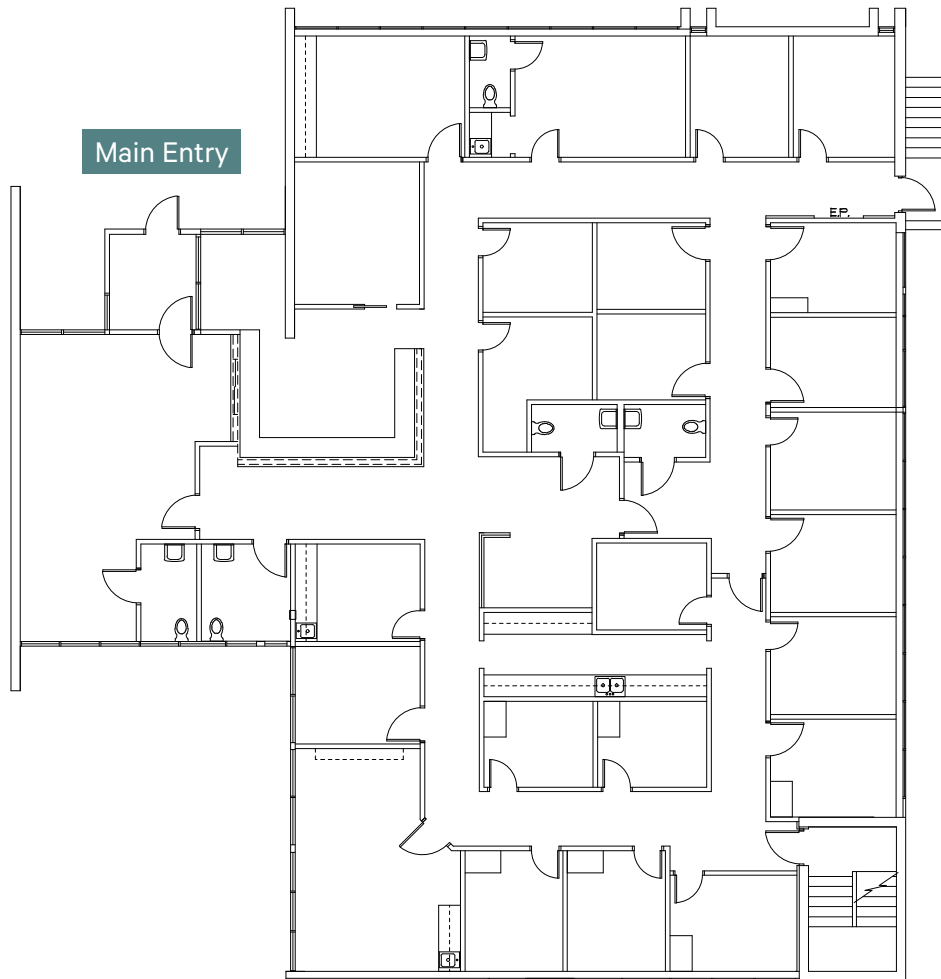
Address	2912 Maplewood Avenue Winston-Salem, NC 27103
Building Size	±7,804 SF (1 st Floor: 5,754 SF; Basement: 2,050 SF)
Occupancy	Owner will Vacate at Sale
Parking	47 Spaces (6/1,000 SF)
Land Area	0.69± AC
Year Built	1974
Zoning	LO Zoning Use Link Here
HVAC	See Chart on Page 4
Roof	2013 (per satellite imagery)
Sales Price	\$1,550,000



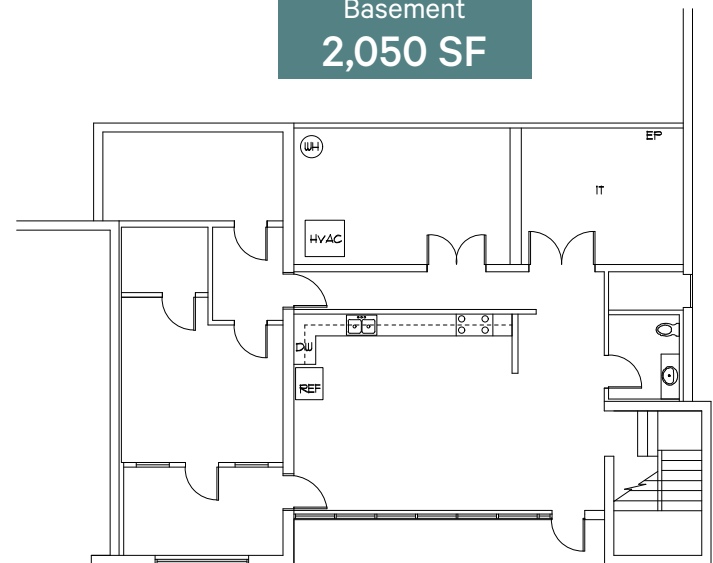
Floor Plan

Maplewood Ave

First Floor
5,754 SF



Basement
2,050 SF



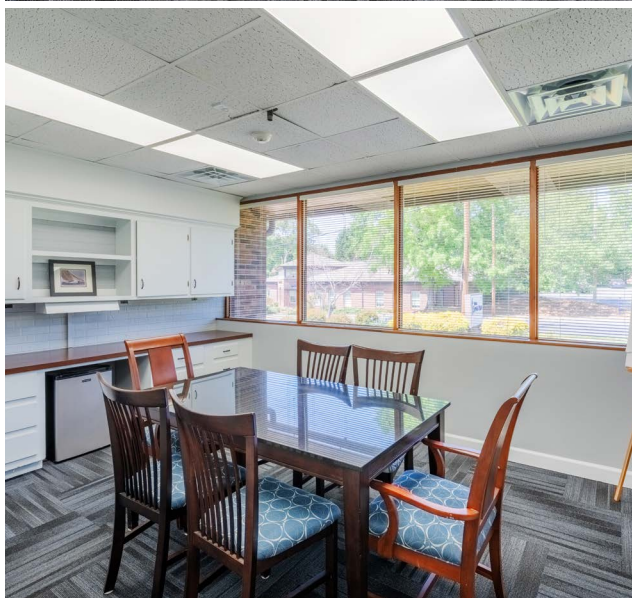
HVAC Details

Unit #	Location of Unit	Brand Name	Serial Number	Type	Year Built	Cooling Capacity (tons)	Refrigerant
1	Exterior Ground- Mounted	LG	Unknown	Split System Heat Pump	Unknown	1.5	R-410A
2	Exterior Ground- Mounted	Lennox	1915D51883	Split System Heat Pump	2019	2	R-410A
3	Exterior Ground- Mounted	Lennox	5815C06461	Split System Heat Pump	2015	3	R-410A
4	Exterior Ground- Mounted	Lennox	1914B27244	Split System Heat Pump	2019	2	R-410A
5	Exterior Ground- Mounted	Lennox	5813H06540	Split System Heat Pump	2015	5	R-410A
6	Exterior Ground- Mounted	Lennox	5813K02637	Split System Heat Pump	2013	4	R-410A
7	Exterior Ground- Mounted	Trane	241621SUHF	Split System Heat Pump	2024	5	R-410A
8	Exterior Ground- Mounted	Allied Air	1608M06295	Split System Heat Pump	2016	2	R-410A
9	Exterior Ground- Mounted	Allied Air	8400E35407	Split System Air Conditioner	2000	2.5	R-22

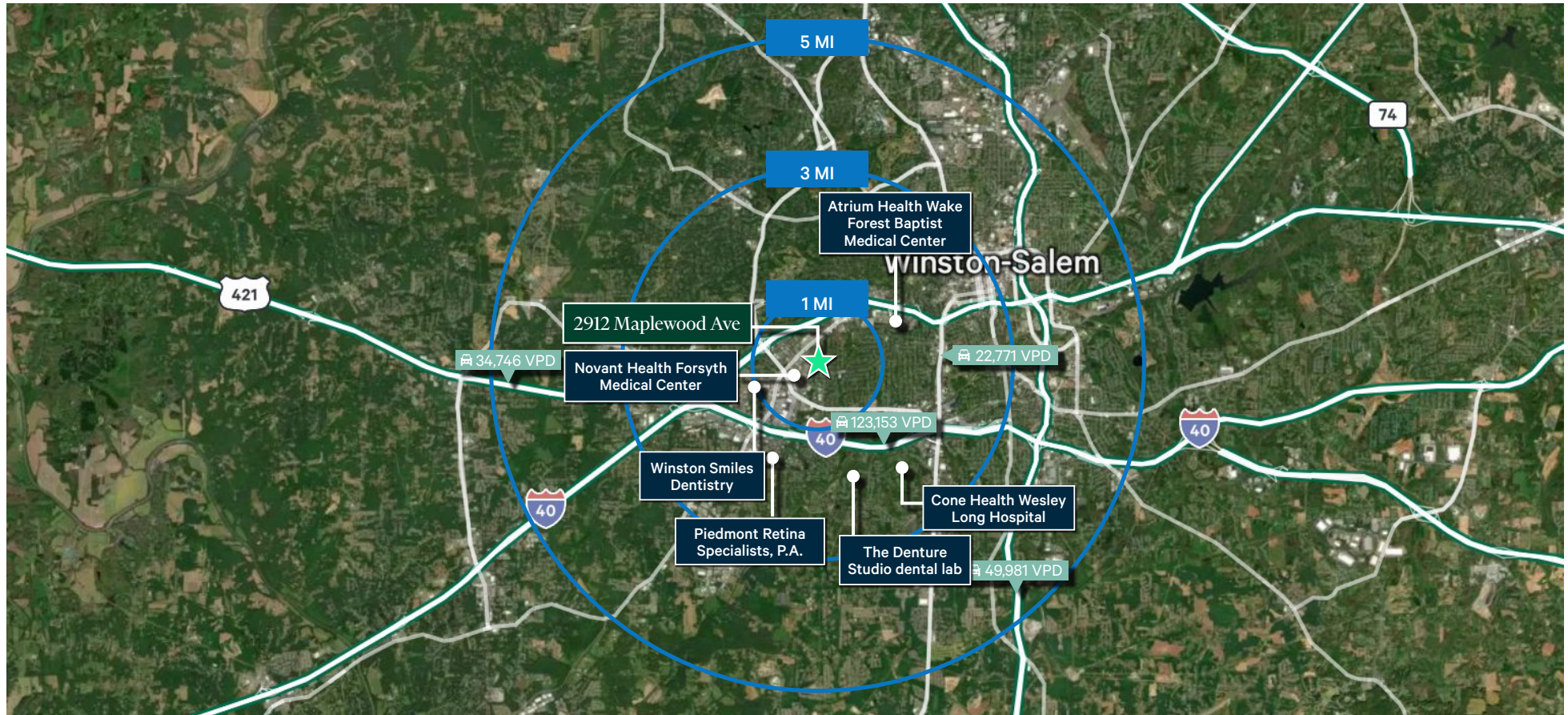
Exterior Photos



Interior Photos



Surrounding Aerial

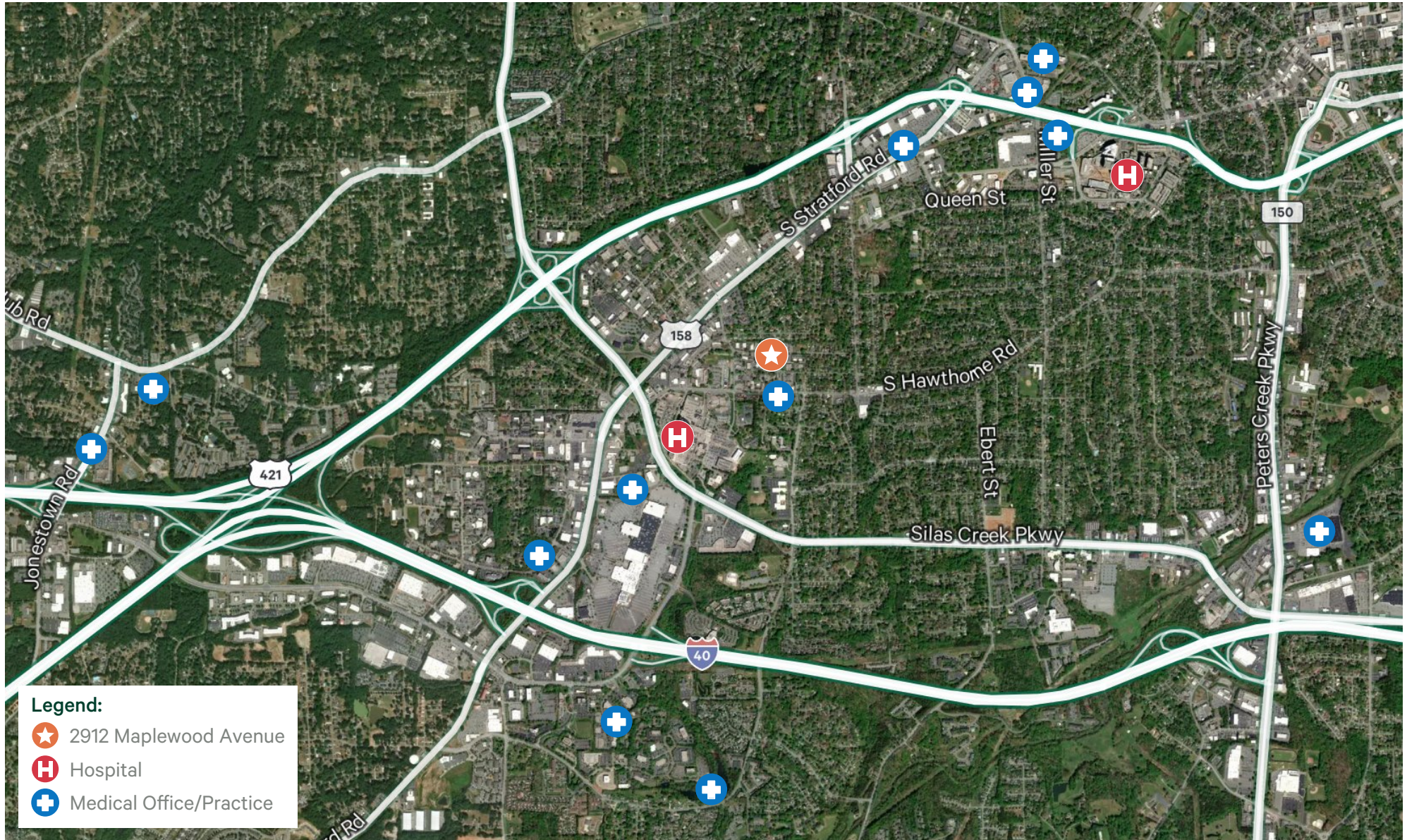


Demographics & Traffic Counts

2025 Demographics	1 Mile	3 Miles	5 Miles	Traffic Counts	
Population	6,457	69,580	172,674	I-40 West of NC 150	123,153 VPD
Employees	26,462	98,910	135,811	I-285 East of NC 150	49,981 VPD
Median Age	41.9	39.7	37.1	US 421 East of Williams Rd	34,746 VPD
Households	3,063	33,883	74,443	NC 150 South of W Academy St	22,771 VPD
Average Household Income	\$111,093	\$100,685	\$93,247	<i>*Source: NCDOT</i>	
Average Value of Owner Occupied Housing Units	\$379,373	\$392,640	\$358,903		
Daytime Workers	17,846	91,220	126,014		
Daytime Residents	3,280	35,671	95,174		

*Source: CBRE Fast Reports

Prime Medical Corridor Location



Winston-Salem Spotlight



POPULATION

5 Miles | 172,674
10 Miles | 363,848



LABOR FORCE

5 Miles | 81,618
10 Miles | 172,966



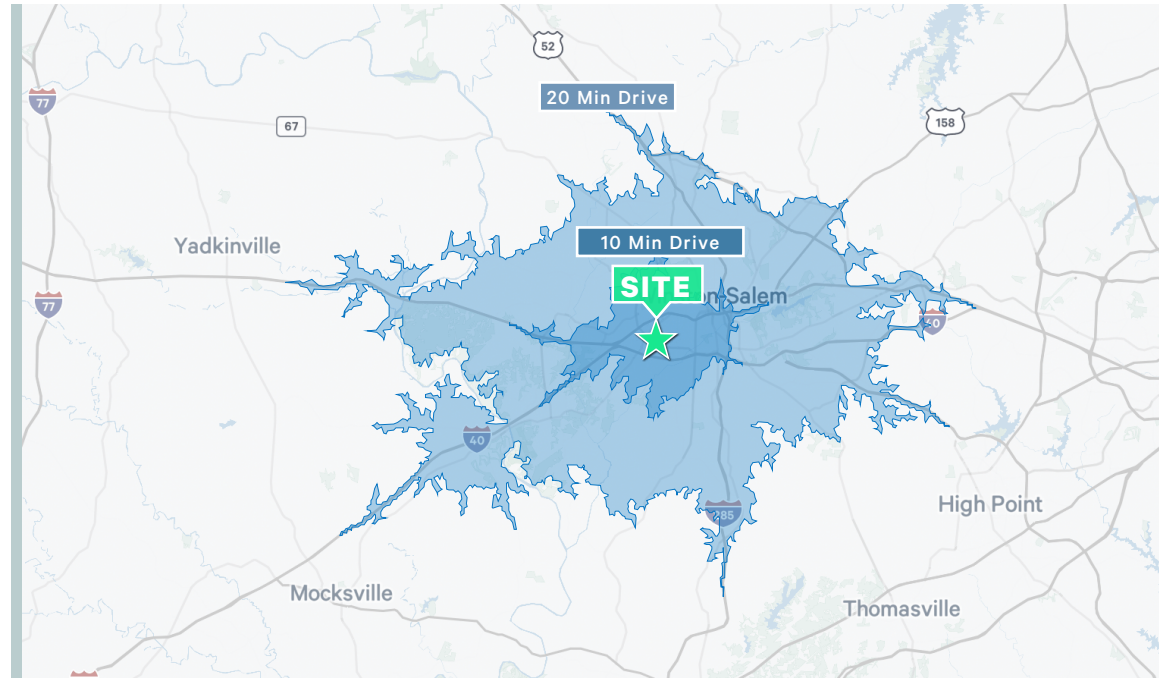
AVG. INCOME

5 Miles | \$93,247
10 Miles | \$96,556



HOUSEHOLDS

5 Miles | 74,443
10 Miles | 151,252



#1 Top U.S. Destination for Nursing Talent Development
NURSINGPROCESS, AUGUST 2025

#1 Most Affordable Major Housing Market in NC
REDFIN MARKET INSIGHTS, MARCH 2026

#2 Top Regional Medical Hub in the Triad
U.S. NEWS & WORLD REPORT, JULY 2025

#2 Top Hub for Educational Social Mobility in NC
U.S. NEWS & WORLD REPORT, SEPTEMBER 2025

#2 Top Regional Market for Premium Public Education
NICHE, MARCH 2026

#3 Top Large U.S. City for the Cost of Running a Business
WALLETHUB, APRIL 2026

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