

FREEMAN COMMERCIAL REAL ESTATE

6,000 SF Building on .41 AC
New Lower Price! Lease or Buy
3051 Trenwest Drive, Winston-Salem, NC

Great Redevelopment Opportunity!



FREEMAN
COMMERCIAL REAL ESTATE

1255 Creekshire Way, Suite 200
Winston-Salem, NC 27103

For further information contact:

Abner Wright

Phone: 336-768-4410

Fax: 336-768-4413

abner@freemancommercial.com

www.freemancommercial.com



- ◆ Two story building with 3,000 sf on each floor
- ◆ .41 acre parcel
- ◆ Close to Novant Health Forsyth Hospital, Silas Creek Parkway and I-40
- ◆ Built 1972
- ◆ Ample parking with 36 spaces
- ◆ Zoned HB (Highway Business)
- ◆ Excellent traffic count: 32,000 VPD
- ◆ Great location with Stratford Rd visibility & signage

New Lower Price!

~~Sale: \$650,000~~
\$625,000

~~Lease: \$12-\$16 PSF~~

\$6-14.40 PSF Modified Gross

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.

FREEMAN COMMERCIAL REAL ESTATE

6,000 SF Building on .41 AC
3051 Trenwest Drive
Winston-Salem, NC



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.

FREEMAN COMMERCIAL REAL ESTATE

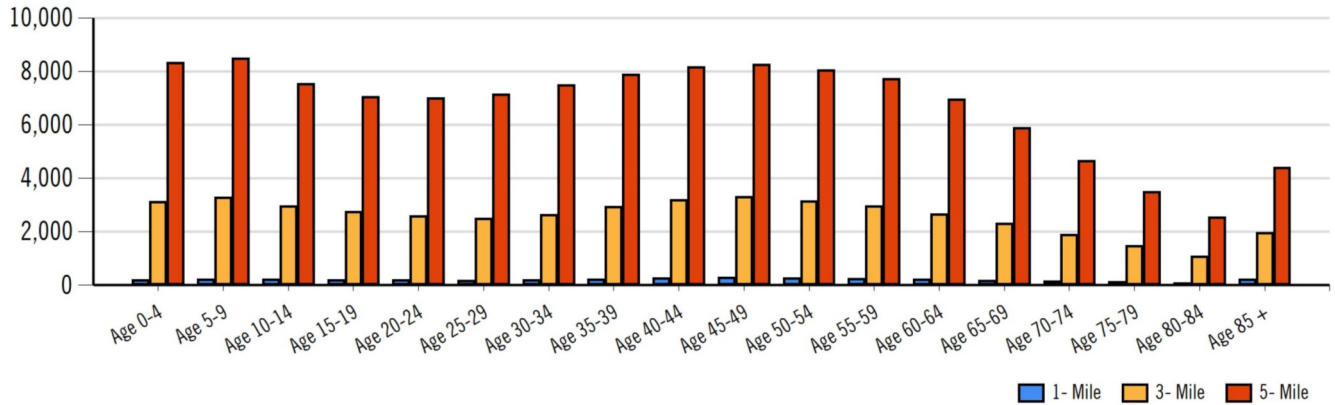
6,000 SF Building on .41 AC
3051 Trenwest Drive
Winston-Salem, NC



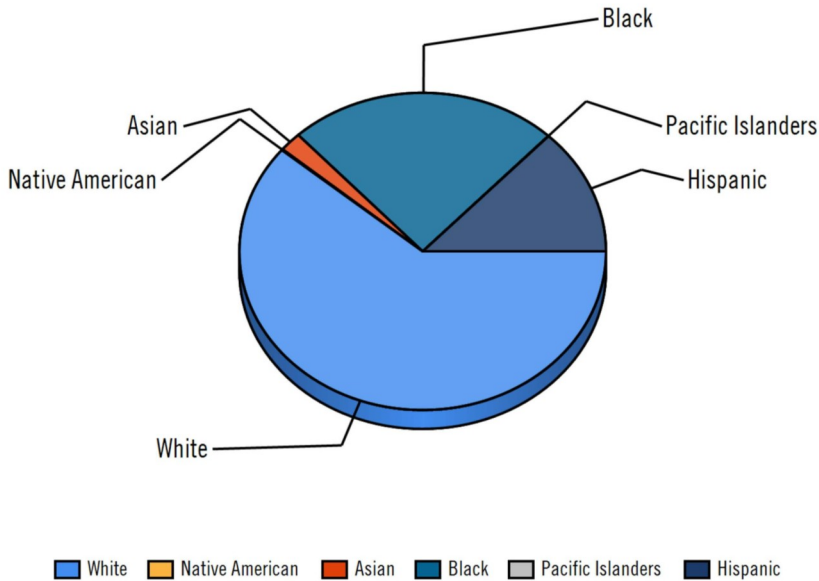
No Warranty or representation is made to the accuracy of the information contained herein.
All information is subject to change or withdrawal. No liability is assumed for any inaccuracy of any information.

FREEMAN COMMERCIAL REAL ESTATE

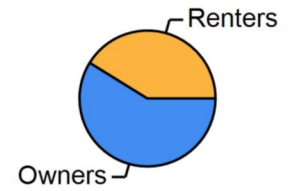
Population by Distance and Age (2015)



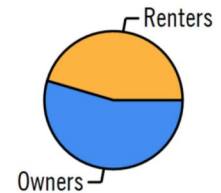
Ethnicity within 5 miles



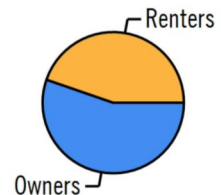
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,056	18	0.30 %
3-Mile	23,856	393	1.05 %
5-Mile	58,512	1,894	2.64 %

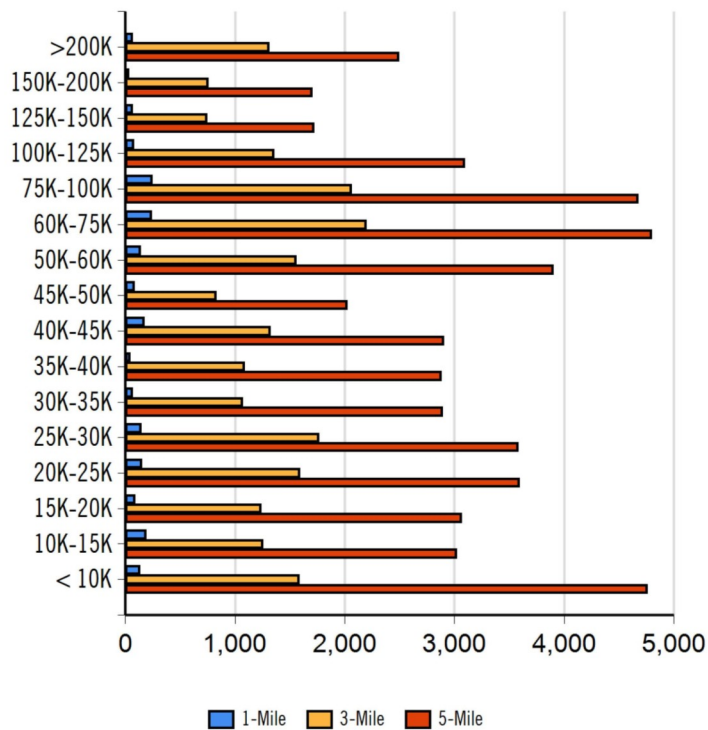
No Warranty or representation is made to the accuracy of the information contained herein. All information is subject to change or withdrawal. No liability is assumed for any inaccuracy of any information.

FREEMAN COMMERCIAL REAL ESTATE

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	165	125	68	222	69	25	208	665	199	68	129
3-Mile	38	18	1,423	1,916	684	2,026	750	355	2,690	7,727	2,950	782	1,682
5-Mile	125	29	3,023	5,365	1,596	6,170	2,022	1,141	6,272	18,218	6,470	1,618	3,651

Household Income



Radius	Median Household Income
1-Mile	\$47,142.00
3-Mile	\$59,863.73
5-Mile	\$52,012.74

Radius	Average Household Income
1-Mile	\$58,214.25
3-Mile	\$70,077.23
5-Mile	\$62,801.75

Radius	Aggregate Household Income
1-Mile	\$109,856,406.94
3-Mile	\$1,428,411,816.96
5-Mile	\$3,171,901,933.87

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,982	32,640	83,781
High School Grad	753	6,713	18,952
Some College	588	6,084	15,379
Associates	153	1,610	4,219
Bachelors	696	9,336	20,108
Masters	267	3,447	7,672
Prof. Degree	156	1,594	3,205
Doctorate	36	469	1,197

Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	0 %	54 %	48 %
Households with 4+ Cars	21 %	46 %	60 %
Military Households	0 %	5 %	6 %
Mobile Homes	3 %	8 %	14 %
New Homes	18 %	40 %	65 %
New Households	37 %	80 %	94 %
Public Transportation Users	5 %	29 %	50 %
Teen's	34 %	62 %	76 %
Vacant Ready For Rent	62 %	77 %	90 %
Young Wealthy Households	55 %	80 %	101 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

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.