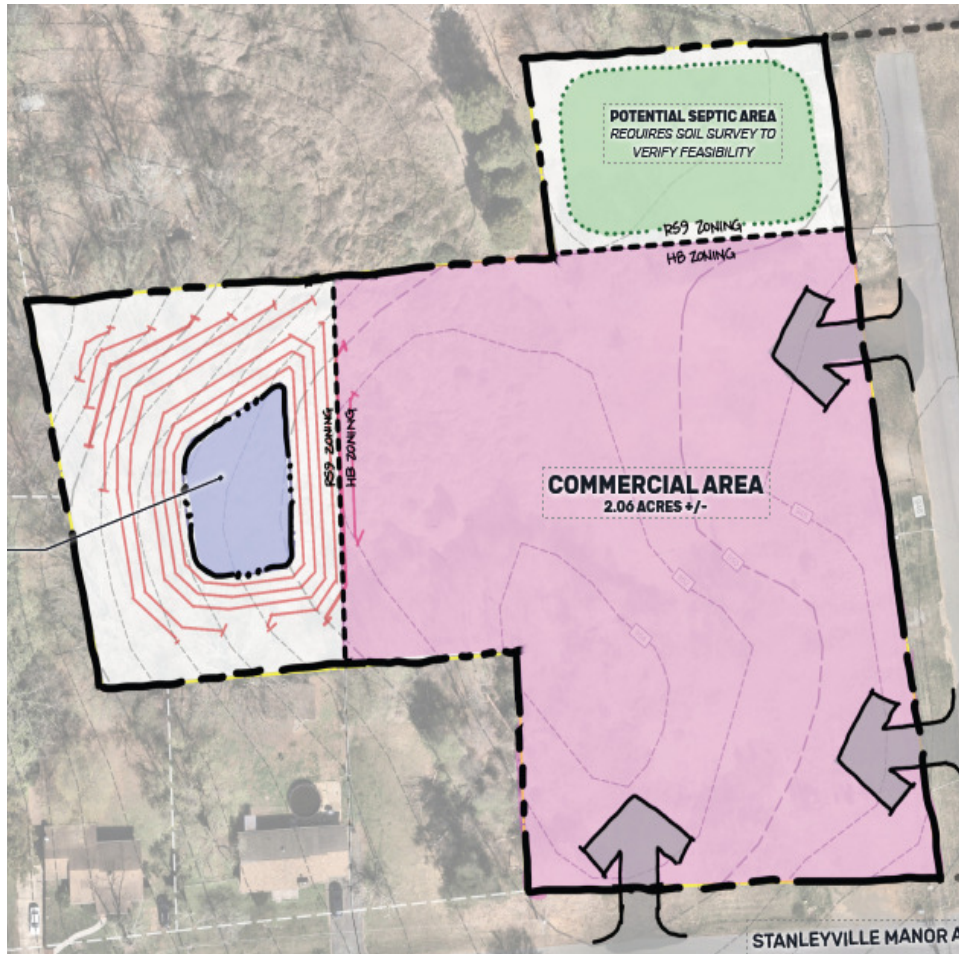


6444 UNIVERSITY PARKWAY

LAND FOR SALE / LEASE



6444 UNIVERSITY PARKWAY
WINSTON-SALEM, NC 27105

PROPERTY DESCRIPTION

Versatile ± 3.14 AC commercial site located at the junction of I-74/University Pkwy outside of Winston Salem. Current split zoning of RS9 and HB. Well located commercial site under current zoning (ideal for self-storage, IOS, etc.) City Water to site.

PROPERTY HIGHLIGHTS

- Zoned HB / RS9
- Great Location
- Convenient access to major roadways

OFFERING SUMMARY

Sale Price:	\$425,000
Lease Rate:	\$2,000 Mo/AC (NNN)
Lot Size:	3.14 Acres

Dom Maggio

443.540.9293
dom@ltpcommercial.com

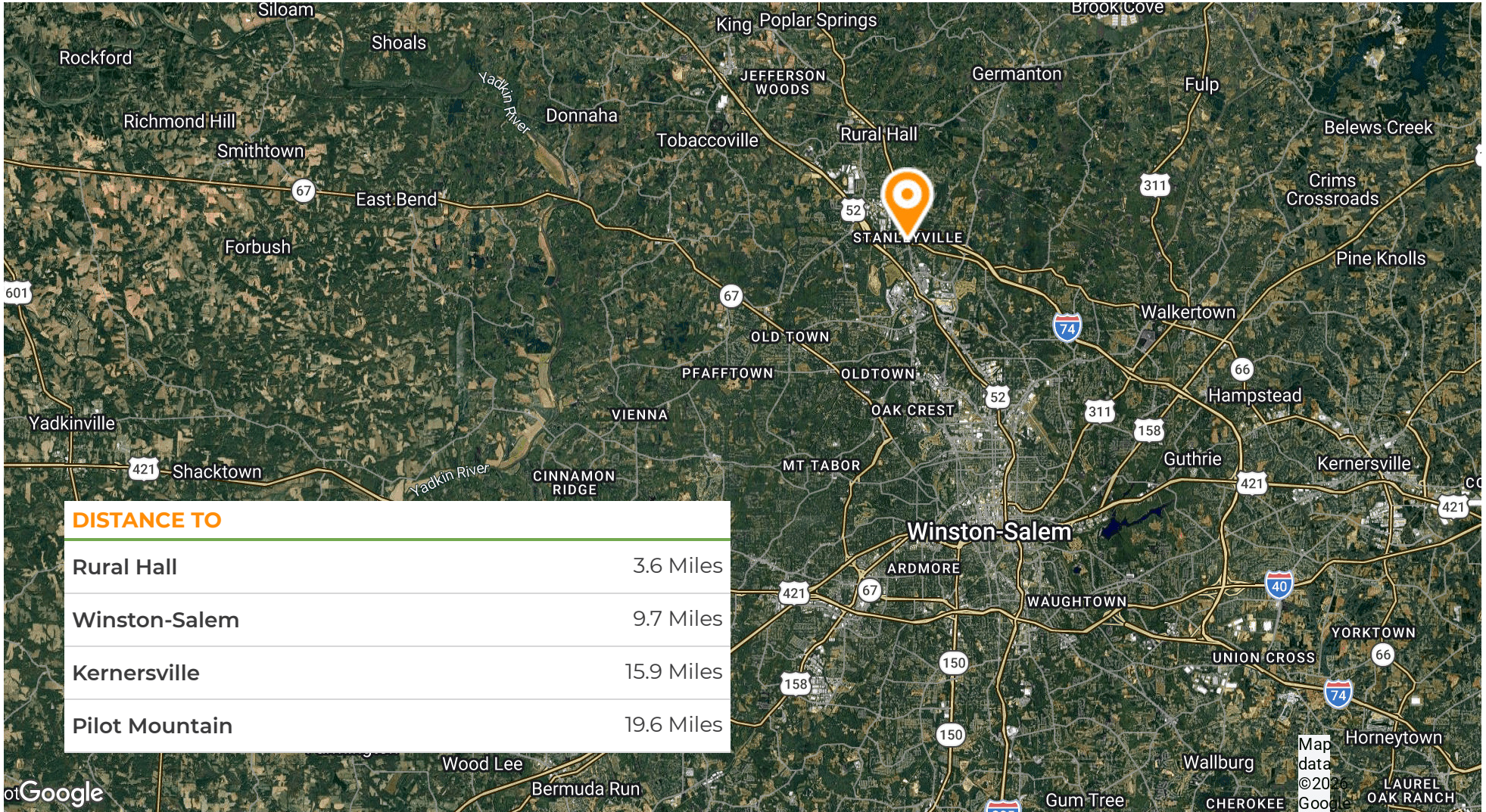
Nick Gonzalez

336.724.1715
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Linville | Team Partners
COMMERCIAL REAL ESTATE

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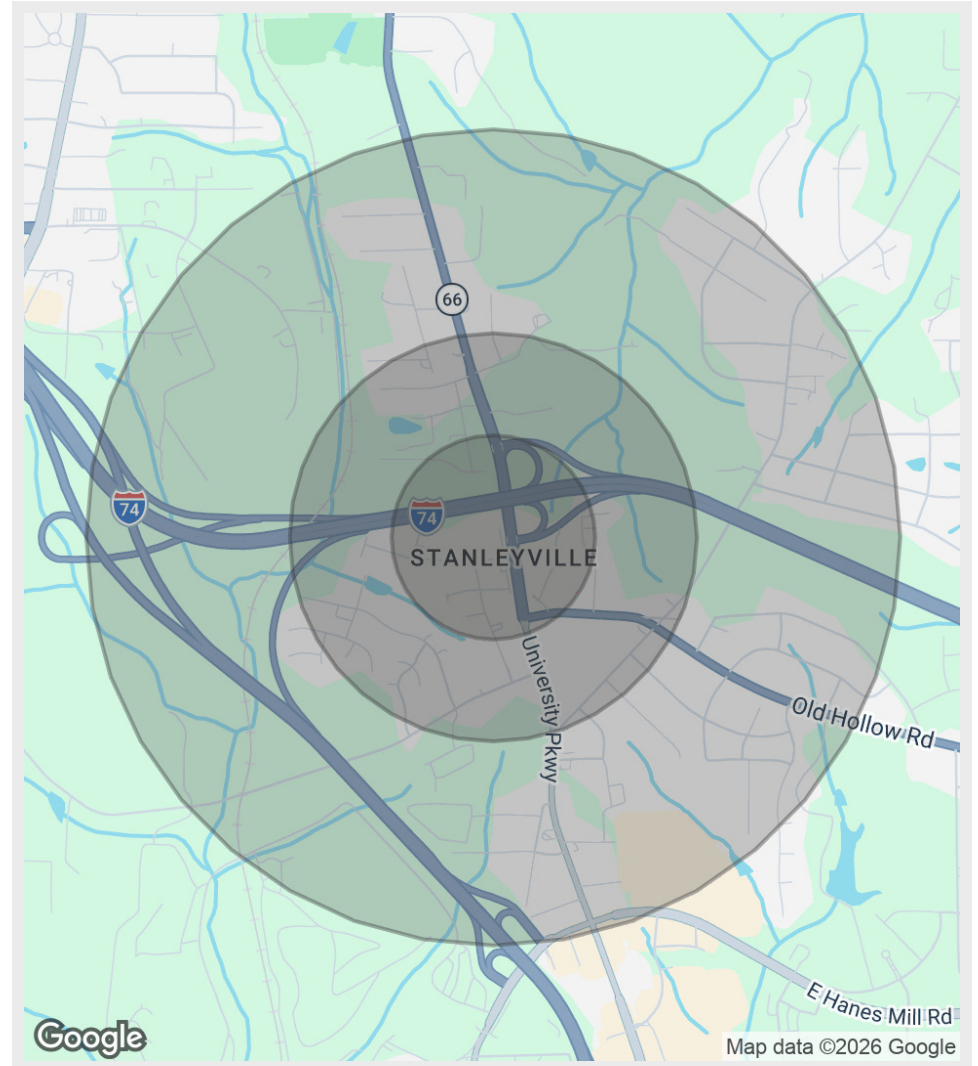
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6444 UNIVERSITY PARKWAY

LAND FOR SALE / LEASE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	237	888	3,215
Average Age	31.1	31.6	33.4
Average Age (Male)	30.1	29.8	31.5
Average Age (Female)	34.7	35.7	36.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	89	346	1,259
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$77,350	\$73,986	\$76,130
Average House Value	\$197,744	\$191,611	\$191,544



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6444 UNIVERSITY PARKWAY

LAND FOR SALE / LEASE

SALE PRICE: \$425,000
LEASE RATE: \$2,000 MO/AC
(NNN)

LOCATION INFORMATION

Street Address 6444 University Parkway

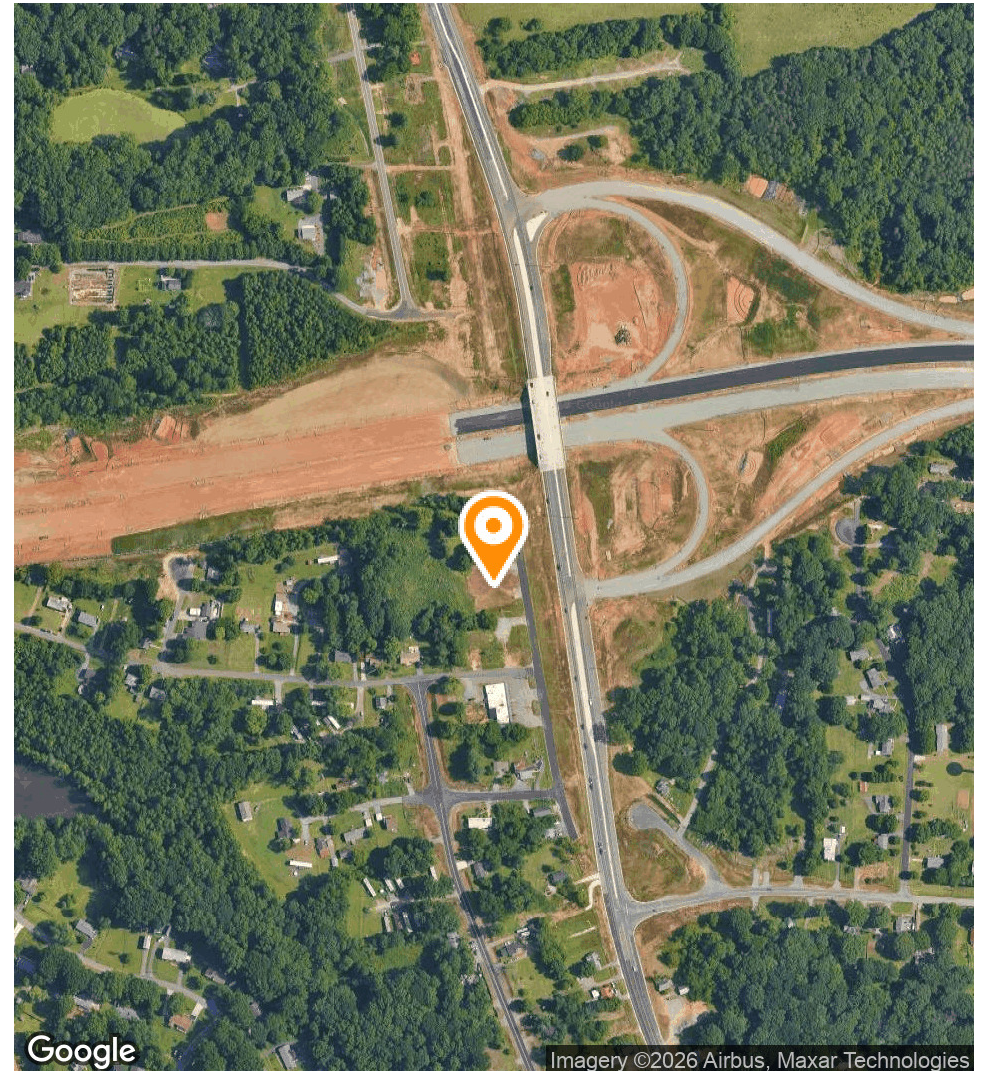
City, State, Zip Winston-Salem, NC 27105

PROPERTY INFORMATION

Property Type Land

Zoning HB / RS9

Lot Size 3.14 Acres



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