



**CALL FOR OFFERS** .....

**11,196± SF Free-Standing Commercial Building**  
Newer Built Site Ideal for a Variety of Commercial Uses

5516 Winona St. NW  
Winston-Salem, NC



	<b>Building</b>	11,196± SF
	<b>Year Built</b>	2024
	<b>Land</b>	1.74± AC
	<b>Parking</b>	42 Spaces
	<b>Zoning</b>	HB (Highway Business)
	<b>Tax (2025)</b>	\$33,019.71
	<b>Tax ID#</b>	6808-90-6007

**DETAILS**

Built in 2024, this newly developed commercial building was designed for plasma donation use, featuring contemporary construction and systems that support high-demand medical operations.

The building's upgraded infrastructure and flexible layout allow for seamless conversion to a variety of healthcare or service uses, including outpatient care, wellness concepts or specialty retail. Dedicated surface parking enhances accessibility and user convenience.

**LOCAL INFORMATION**

Winston-Salem, North Carolina, is one of the Southeast's fastest-evolving mid-sized cities, anchored by major institutions such as Wake Forest University and a growing healthcare and research sector. The city benefits from strong population growth, a highly educated workforce and increasing corporate investment, all of which are driving demand for medical services and commercial space. Its combination of economic expansion and relative affordability makes Winston-Salem an increasingly attractive destination for investors seeking growth-oriented markets.

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