

**Hubbard**  
REALTY

Available For *Lease*



**W. Fourth & Burke Street**  
*+/- 2,542 SF Retail/Office Space*  
*Downtown, Winston-Salem, NC*

**Hubbard Realty**  
*1598 Westbrook Plaza Drive, Suite 200*  
*Winston-Salem, NC 27103*



**Cassie Taylor**

VP of Investment Real Estate

Office: 336-733-1504 [CTaylor@HubbardRealty.com](mailto:CTaylor@HubbardRealty.com)



# OVERVIEW



**Available:**

**842 W. Fourth Street +/- 2,542 SF**  
Lease Rate: \$16.00/PSF

**Location:**

*807 Burke Street Winston-Salem, NC 27101*  
*Situated in the heart of Downtown Winston-Salem at the corner of the W. Fourth Street and Burke Street intersection.*

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

*Nestled in the vibrant heart of Winston-Salem's Downtown, these charming row homes and retail spaces put you steps away from an array of local shops and dining spots. Perfectly suited for both office and retail ventures, these historic spaces offer a distinctive setting to elevate your business in a prime location*

**YEAR BUILT/RENOVATED:**  
1912/1965

**LOT SIZE:**  
.89 acres

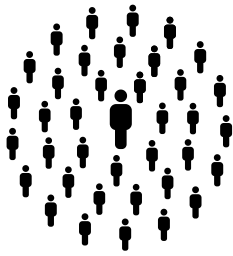
**ZONING:**  
PB HO

**USES:**  
Retail, Office

**TICAM:**  
\$2.50/PSF Est.

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.

# Demographics

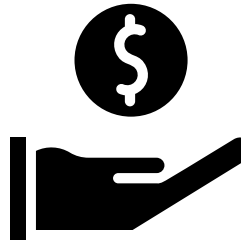


## Population

**1 Mile** 12,671 people

**3 Mile** 74,795 people

**5 Mile** 174,481 people



## Average Household Income

**1 Mile** \$91,746

**3 Mile** \$97,502

**5 Mile** \$84,162



## Households

**1 Mile** 7,113

**3 Mile** 31,390

**5 Mile** 74,224

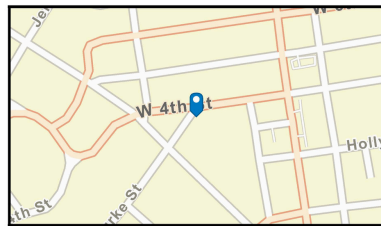
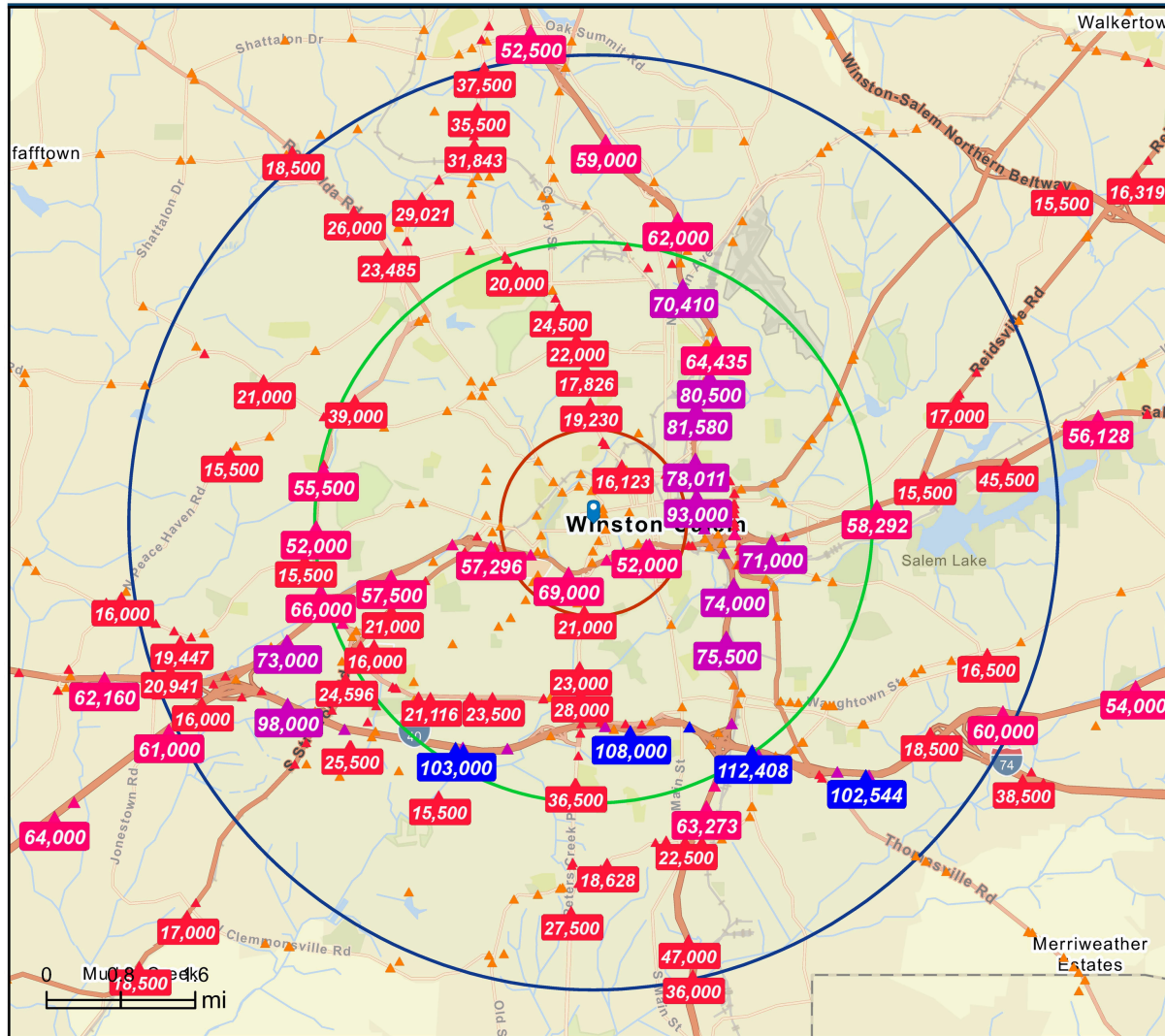


## Traffic Count

+/- 16,123

**vehicles per day**

*Demographics prepared by ESRI on 8/14/2025.*



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Demographics prepared by ESRI on 8/14/2025.

# Traffic Count Map