



**COLDWELL
BANKER
COMMERCIAL
ADVANTAGE**

DOWNTOWN WELCOME RETAIL SPACE

5746-C Old US-52
Welcome, NC 27295

DETAILS

+/- 1,544 square feet
\$12.00 psf per annum
\$ 1.46 psf

FOR LEASES

SCOTTYBEAL.COM



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EXECUTIVE SUMMARY



LEASE

OFFERING SUMMARY

Lease Price:	\$10.00
Square Footage	1,544
Mthly Base Rent:	\$1,544.00
TICAM:	\$1.46 psf
Zoning:	Highway Business District

OVERVIEW

Scotty Beal and Coldwell Banker Commercial Advantage are pleased to list for lease this free standing strip center in Welcome, North Carolina. This Class B building is a perfectly situated for any type of retail establishment, including any type of convenience retail. The available space is a rectangular shaped +/- 1,544 sf unit on the south end of the structure. Space boasts more than 20' of all glass frontage with views from Old US-52, all utilities to site, ample air conditioning, and an open configuration to serve any purpose. Directly across from the Welcome school, this property's highway commercial zoning, and traffic counts in excess of 8,400 VPD, makes this a must see location for your current venture or your expansion plans.

HIGHLIGHTS

- 3M demographics: 33.4 median age, 72,244 population, 28,301 households.
- 3M demographics: \$31,888 median HHI, \$12,848 median net worth.
- 80' frontage on Old US-52
- Ample off-street parking for 25+ vehicles
- Approx. Annual Expenses: Taxes ≈ \$1,000.00, Insurance ≈ \$775.00; Landscaping ≈ \$500.00; Electric ≈ \$325.00; Water = actual water usage billed monthly



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The Space

<i>Suite</i>	C	<i>Buildings</i>	1	<i>Restrooms</i>	2	<i>Former Use</i>	Retail Shop
<i>Floor</i>	1st	<i>Year Built</i>	2005	<i>Ceiling</i>	Acoustic drop	<i>Entrances</i>	2
<i>Square Footage</i>	1,544	<i>Construction</i>	Masonry	<i>Ceiling Height</i>	10'	<i>Exterior Signage</i>	Yes
<i>Minimum Available</i>	1,544	<i>Facade</i>	Stucco on block	<i>Flooring</i>	Carpet	<i>Core Factor</i>	n/a
<i>GLA</i>	5,040	<i>Roof</i>	Gable/Steel	<i>Interior Walls</i>	Drywall	<i>Parking Spaces</i>	25 unreserved
<i>Shape</i>	Rectangular	<i>HVAC</i>	Heat pump	<i>Lighting</i>	Fluorescent	<i>Security System</i>	Alarm
<i>Frontage</i>	+/- 20' glass	<i>HVAC Capacity</i>	5 ton	<i>Outside Lighting</i>	Yes, halogen	<i>Property Mgmt.</i>	The Beal Group

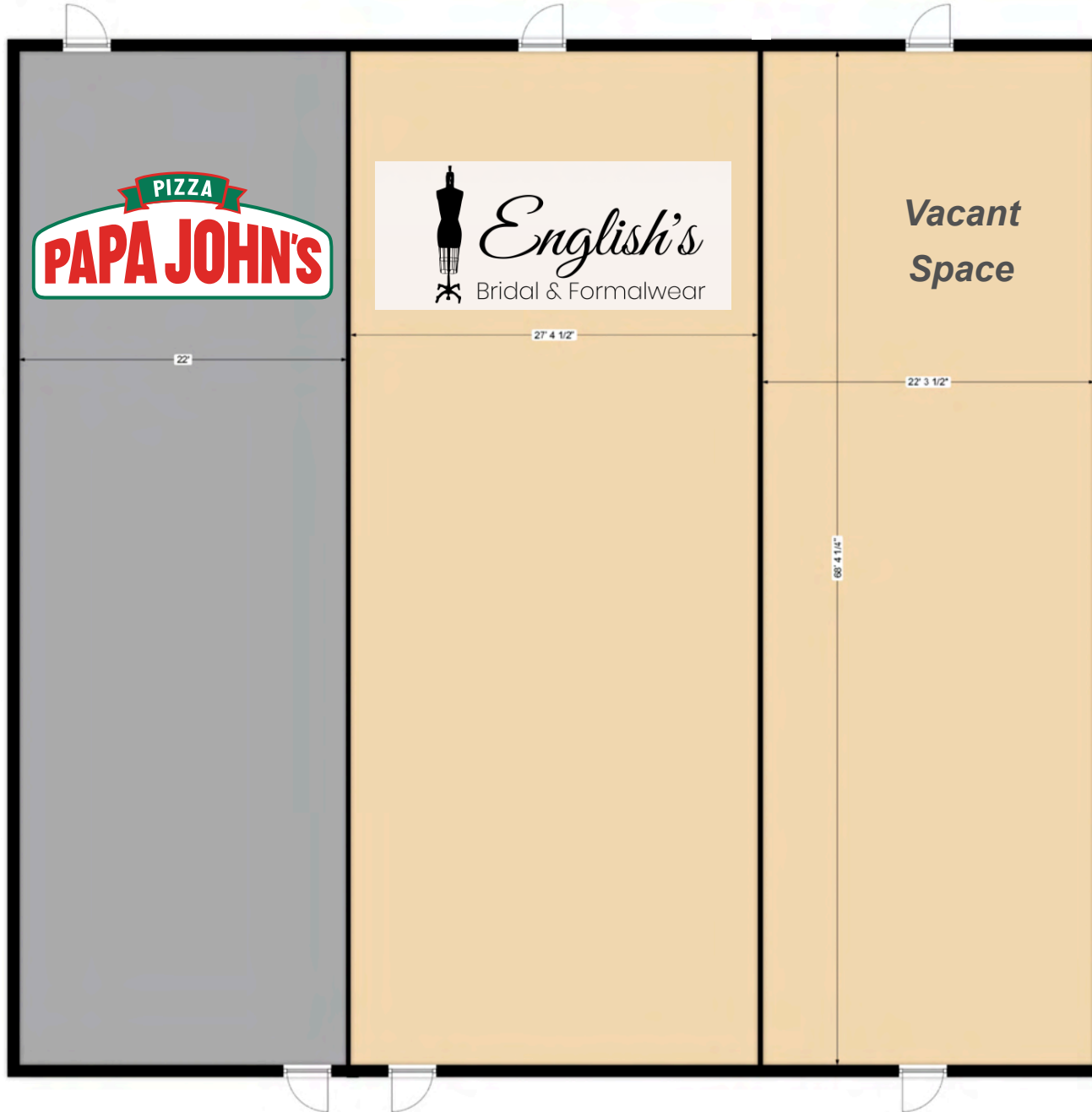
The Location

<i>Address</i>	5746 Old US-52, Welcome, NC 27295		
<i>Within City Limits</i>	Yes	<i>Zoning</i>	Hwy Comm
<i>County</i>	Davidson	<i>Setting</i>	Urban
<i>Submarket</i>	Welcome	<i>Intersection</i>	N. Leonard Dr.
<i>Property Type</i>	Retail	<i>Signalized Intersection</i>	No
<i>Property Subtype</i>	Convenience	<i>Traffic Counts</i>	8,500 ADT
<i>Latitude & Longitude</i>	35.903501, -80.256885	<i>Public Transportation</i>	No
		<i>MSA & Rank</i>	Winston-Salem, 83rd
		<i>MSA Population</i>	686,000
		<i>MSA Per Capita Inc</i>	\$43,896
		<i>Interstate Exposure</i>	No
		<i>Interstate Proximity</i>	2.27
		<i>Airport Proximity</i>	33.8 miles to PTI



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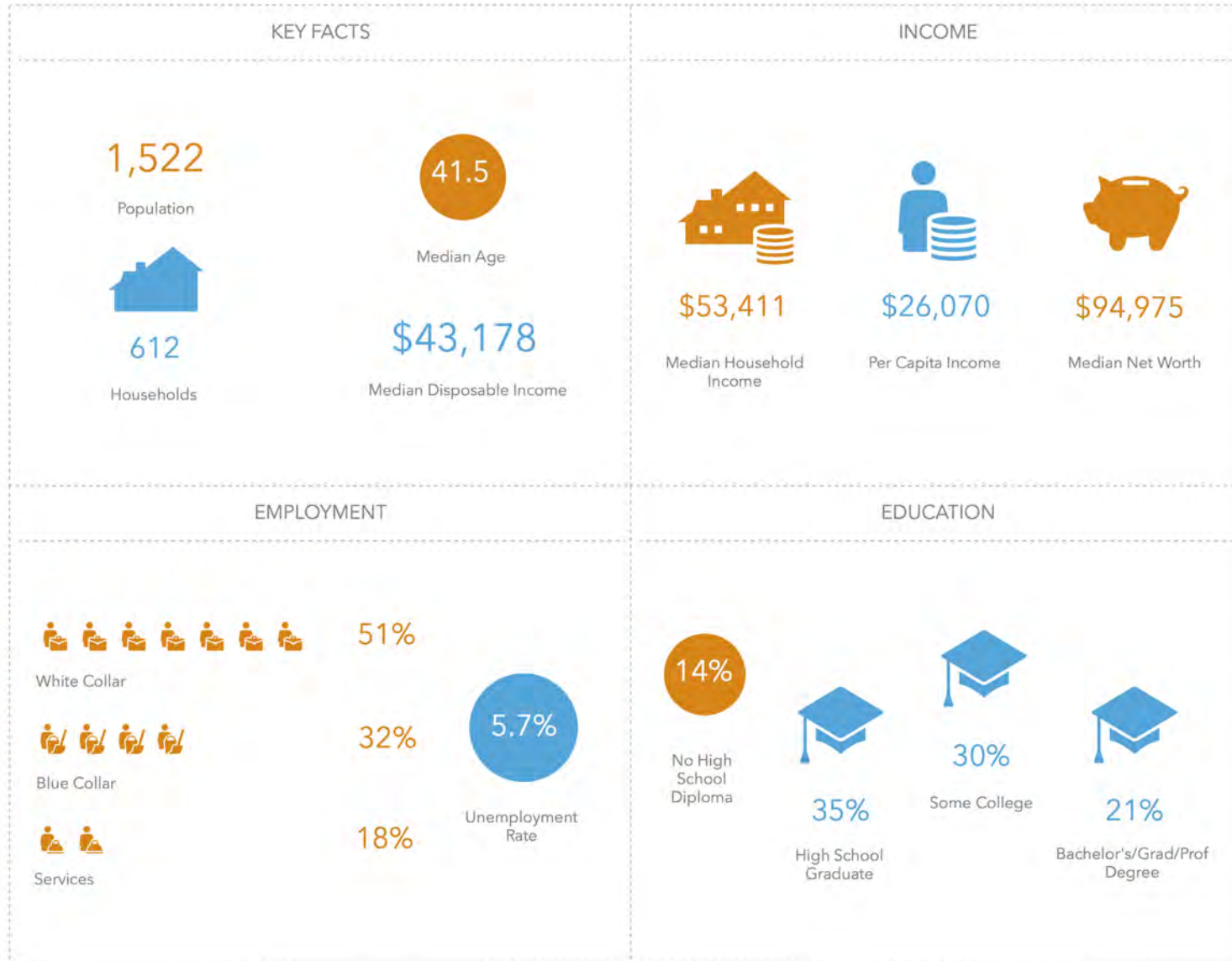


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1 MILE DEMOGRAPHICS

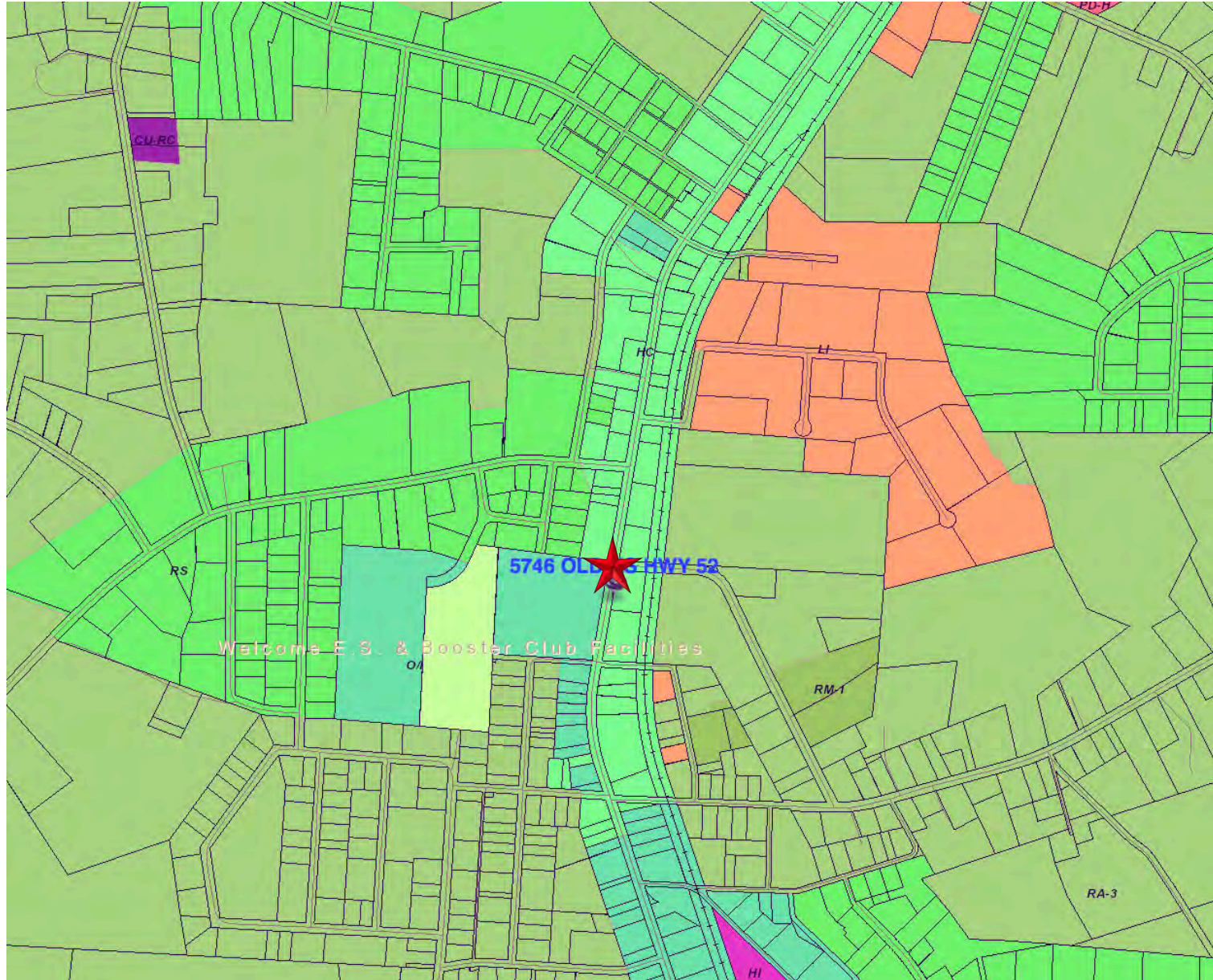




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ZONING



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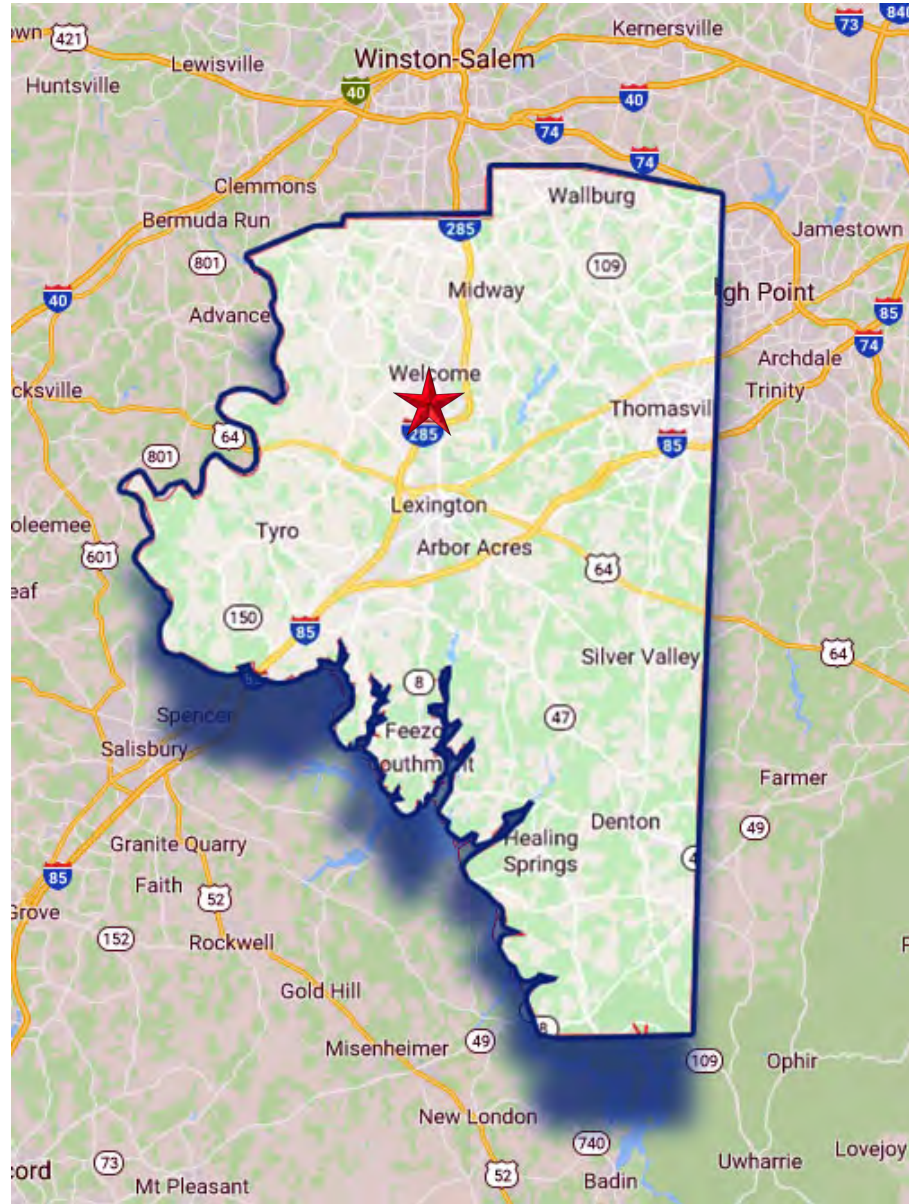




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DAVIDSON COUNTY MAP



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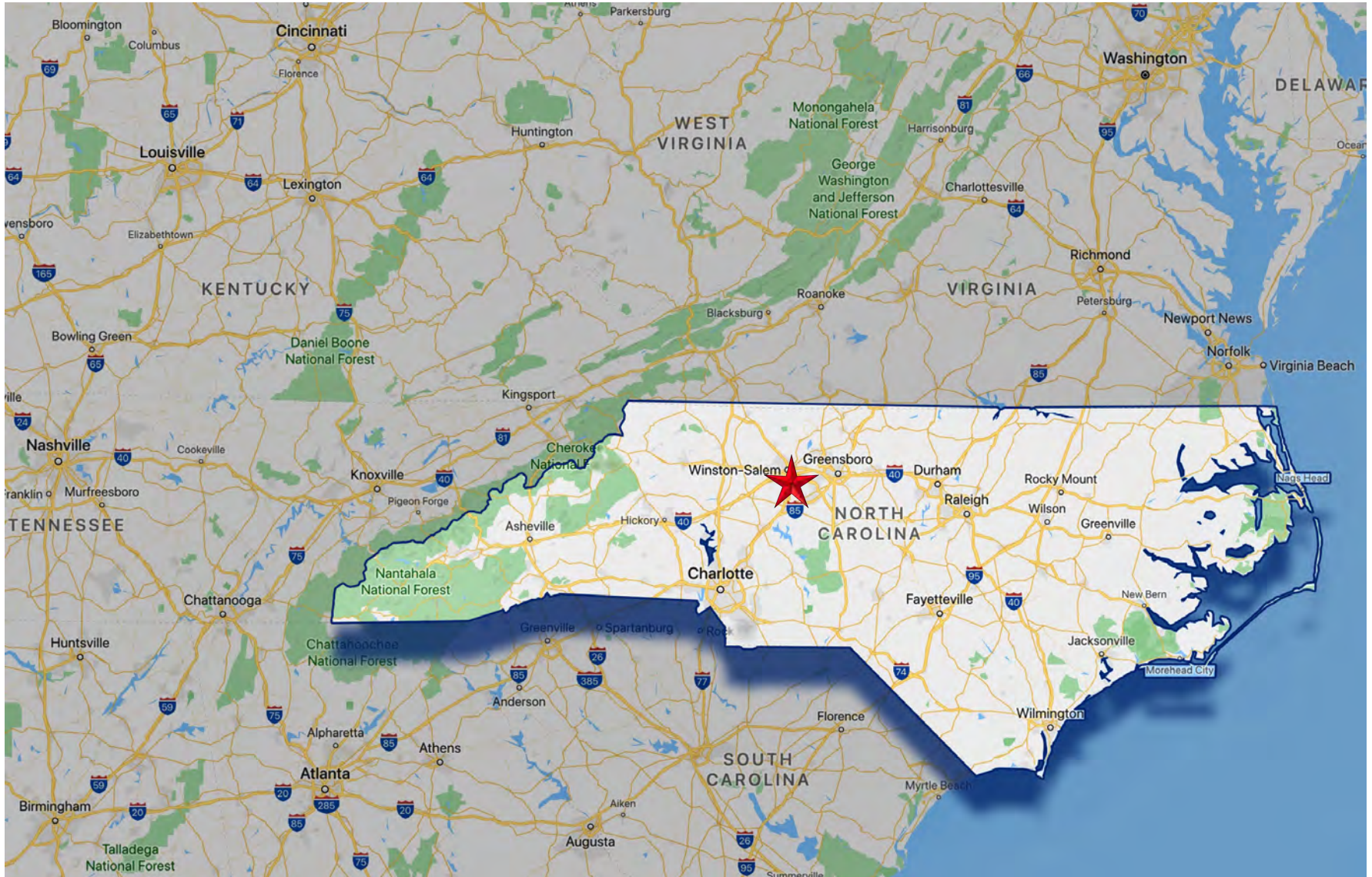




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