

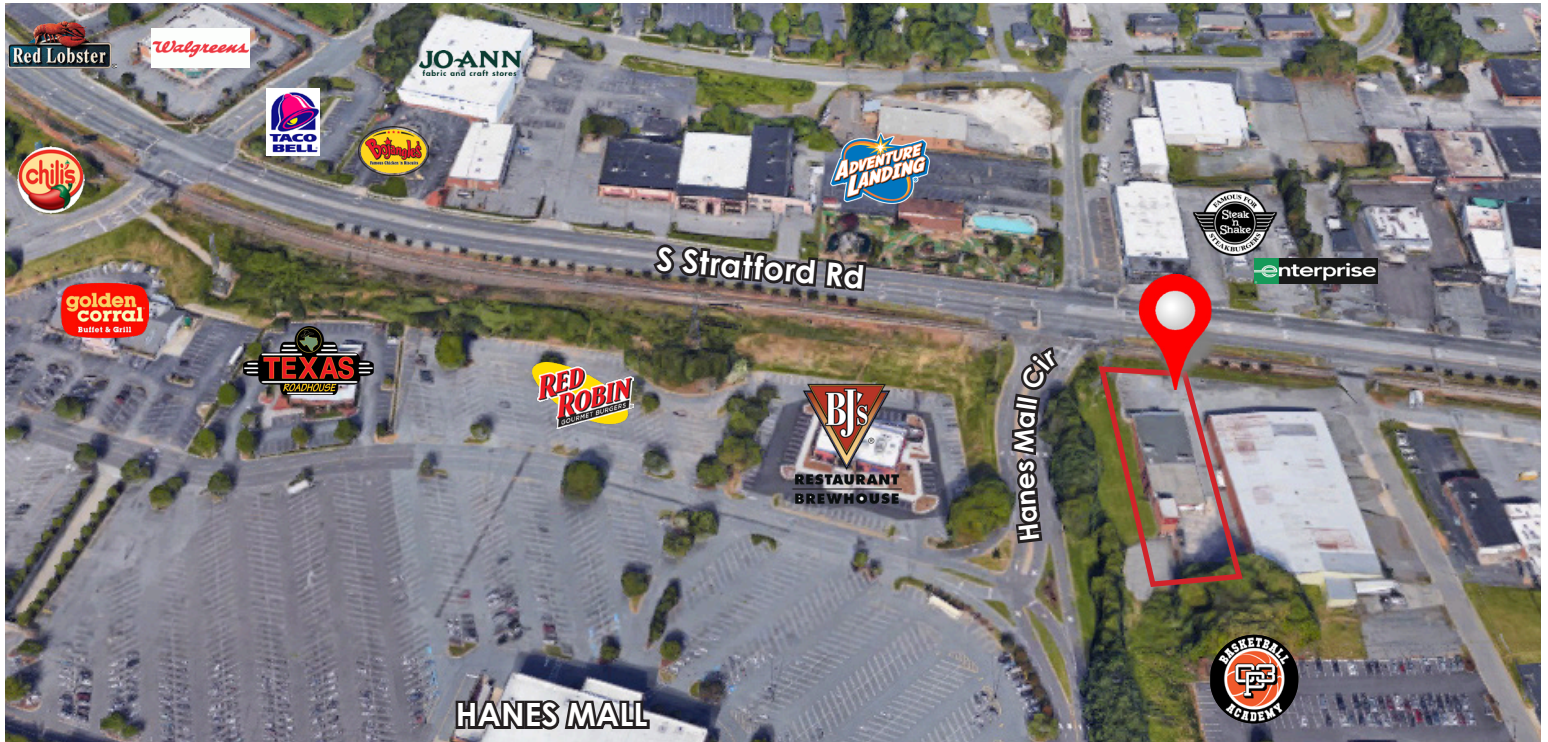


MILLER HATCHER COMMERCIAL REAL ESTATE

1511 S. STRATFORD RD. WINSTON-SALEM, NC 27103

FOR SALE

GREAT VISIBILITY



Retail | 17,688 SF

- Approximately .71 Acres
- Zoned GB (General Business)
- Great Visibility
- Great Access
- Wide range of uses allowed

Demographics (2019)

	1 Mile	3 Miles	5 Miles
Total Population:	4,287	65,937	155,537
Average HH Income:	\$52,021	\$82,838	\$79,519

Sales Price: \$1,100,000



PHILIP PRICE

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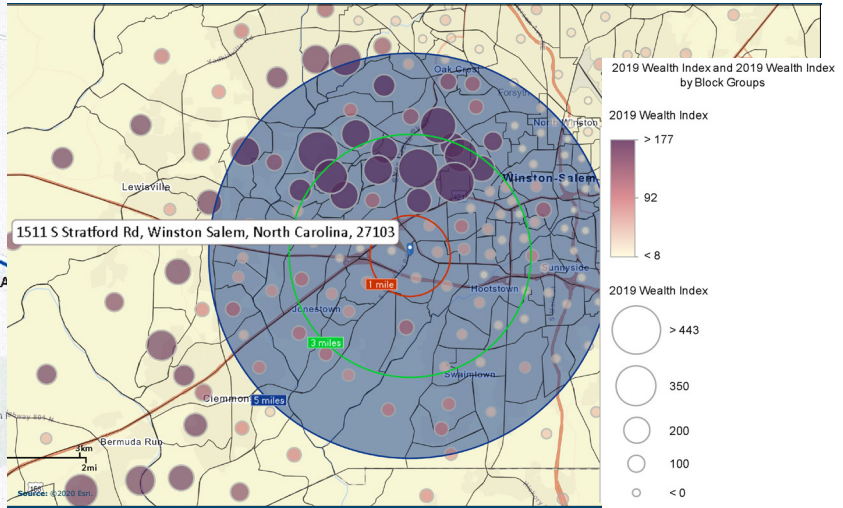
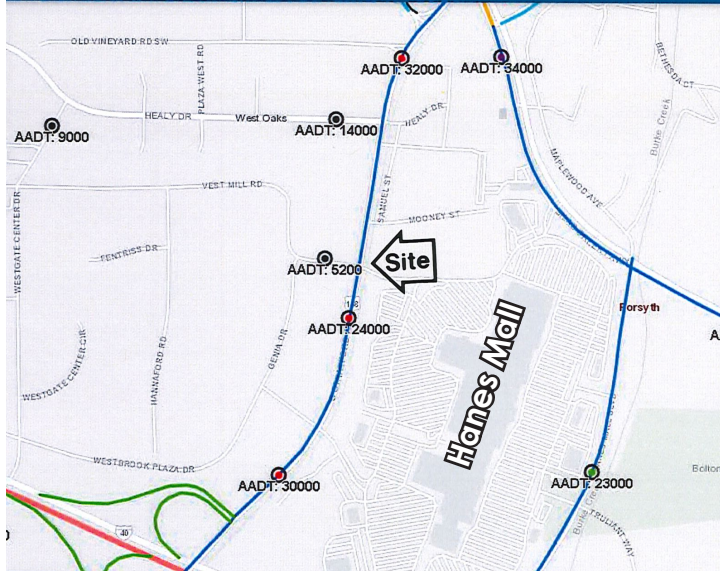


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NCDOT Annual Average Daily Traffic (AADT) Mapping Application



Custom Map



April 26, 2020

PROPERTY DETAILS

Property Type	Retail	Acres ±	.71	Dimensions ±	
Available SqFt ±	17,688	Floors	1	Ceiling Height ±	
Office SqFt ±		Restrooms	2	Parking	
Building SqFt ±	17,688	Flooring	Concrete/Wood	Drive-in's	2
Year Built	1969	Roof	Built up/Metal	Docks	2

UTILITIES

Electrical	Duke Energy	Sewer	City	Water	City
Air	Heat Pump/Forced Air	Heat	Space Heaters	Gas	Natural

TAX INFO

Tax PIN	6814-57-0941	Zoning	GB	County	Forsyth
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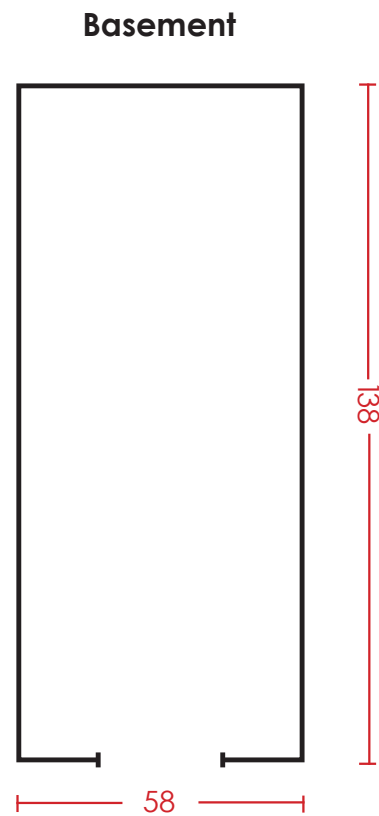
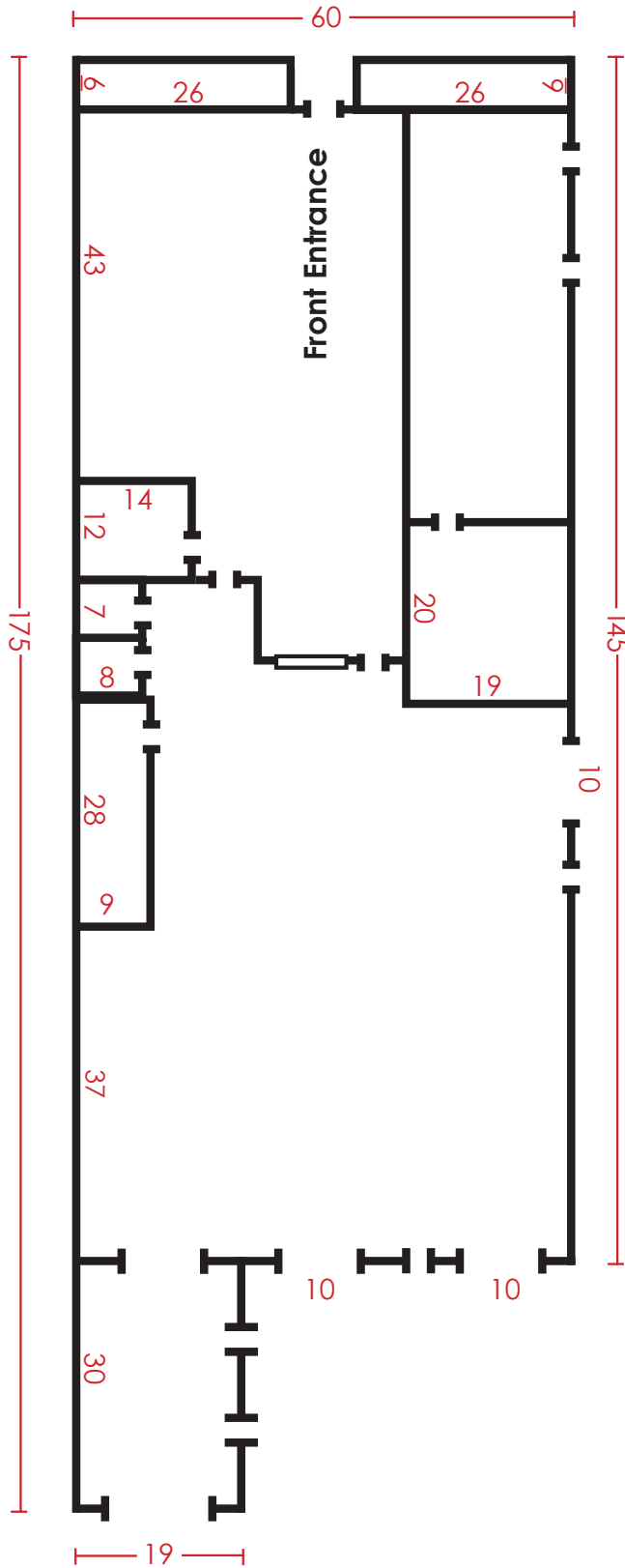
PRICING

Price	\$1,100,000	Price SqFt ±	\$62.19	Tax Value	\$191,000
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COMMENTS

Former Hauser Rental Building. Located beside entrance to Hanes Mall in Winston-Salem. Direct exposure to Stratford Rd on lighted corner. 17,688 SF building complete with a drive-in basement. Easy access to Greensboro, High Point, Burlington, Hickory and Virginia. High Traffic counts.

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Floorplan - Not to Scale