

# 1409 South Stratford Road

# FOR LEASE

Winston-Salem, NC 27103



City:	Winston-Salem	Zip:	27103	Type:	Retail
Locator:	Next to Jackson Music and opposite Heidi's Uniforms				

Avail. sf:	2,544	Bldg. Age:	1971/1984	Lot Size:	0.89
sf Per Floor:	2,544	Dimensions:	48' X 53'	Ceiling Ht:	9 feet 6 inches
Building sf:	19,248	Restrooms:	2	Pkg Spc:	17 plus shared lot
Office sf:	Flexible	Floors:	1	Bay Size:	24' X 53'
Retail sf:	2,544	Elevator:	No	Docks:	No
Whse sf:	N/A			Drive-ins:	No

Flooring:	Carpet/Vynyl	Electrical:	Duke Energy	Air:	Yes
Roof:	Membrane	Water:	City of W-S	Heat:	Yes
Bldg Exterior:	Brick	Sewer:	City of W-S	Gas:	PNG Available
Sprinklered:	No				

Price:	N/A	Lse Rt/sf:	12.00 psf	Tax Map:	612846
Price/sf:	N/A	Rent/mth:	\$2,544	Tax Block:	1659
Tax Value:	992,400	Lease Type:	Net	Tax Lot(s):	016
		Zoning:	GB	Tax PIN:	6814-58-1424

Terms:	
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Comments:	Possession at Lease signing Location also known as 1409 Samuel Street per Forsyth County tax record.
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