



The Shoppes at Somerset

FOR LEASE

2530 Somerset Center Drive, Winston-Salem, NC 27103



Located in Winston-Salem the fifth largest city in North Carolina. The city has a population of approximately 370,278 residents. The site is minutes from I-40 and Hanes Mall at the intersection of Stratford Road and Somerset Drive. With a diverse economy and central research park. A vibrant arts community; also known as “The City of the Arts”.



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DEMOGRAPHICS

POPULATION	AVG. HH INCOME	HOUSEHOLDS
5,363 1 mi	\$69,044 1 mi	2,338 1 mi
43,296 3 mi	\$61,094 3 mi	19,857 3 mi
123,469 5 mi	\$78,004 5 mi	52,932 5 mi

MARKET DETAILS

The Shoppes at Somerset are located at the intersection of Somerset Drive and Stratford Road in Winston-Salem, NC. Located in Forsyth County, Winston-Salem was officially formed in 1913 when the town of Salem merged with the nearby town of Winston. Today, Winston-Salem is the fifth largest city in North Carolina with a population of 370,278 and an average household income of \$67,928. Winston-Salem is home to the headquarters of Krispy Kreme Doughnuts, T.W. Garner Food Company and Goody's headache powders. Wake Forest University, Winston-Salem State University and Salem College are all located in Winston-Salem.

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Specifications:

- Lease rate \$16.50 psf Net
- TICAM: \$2.50psf
- Space available 1,450 to 7,896 contiguous sf; Plus an existing 3750 sf Restaurant Space
- Highly Visible Food Lion Anchored Shopping Center with Sheetz Station on Stratford frontage