



## KEY FEATURES

- Opportunity Zone property
- ±0.95 acre ground lease / build to suit opportunity
- Accessible redevelopment site with premier visibility frontage along Broad Street and Fourth Street in highly desirable West End in downtown Winston-Salem
- 700+ parking spaces available in CCW deck - 1/2 block away
- Fourth St. ADT 4,000, N. Broad St. ADT 14,000 (over 18,000 combined)
- Easy access to Salem Parkway (Bs 40), Peters Creek Parkway, Silas Creek Parkway, I-40 and US 52
- Contact brokers for proposed use/ building restrictions and pricing information

## LAND

## GROUND LEASE / BUILD TO SUIT

# 4TH AND BROAD STREET

325 N. Broad Street

Winston Salem, NC 27101

Take advantage of the opportunity to create your ideal business environment with this build to suit opportunity in highly popular West End area in downtown Winston-Salem! This ±0.95 acre pedestrian-friendly lot is walking distance to Winston-Salem's best restaurants, hotels, parks and Truist Stadium, home of the Winston-Salem Dash baseball team. High traffic and visibility along both Fourth and Broad Streets, this location provides easy access to all major highways. Over 700 parking spaces available in protected parking deck 1/2 block away. Strategically located in an opportunity zone.

## LEARN MORE ABOUT THIS PROPERTY

### JOHN REECE

John@commercialrealtync.com  
336.793.0890, ext 101

### HOUSTON HOUGH

Houston@commercialrealtync.com  
336.416.8520 (cell)





## 4TH AND BROAD

### LOCATION

<b>Address</b>	325 N. Broad Street	<b>City</b>	Winston-Salem	<b>State</b>	NC
<b>Zip</b>	27101	<b>County</b>	Forsyth		

### PROPERTY DETAILS

<b>Property Type</b>	Land	<b>Acres ±</b>	0.95		
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### UTILITIES

<b>Electrical</b>	Duke Power	<b>Sewer</b>	Municipal	<b>Water</b>	Municipal
<b>Gas</b>	PNG				

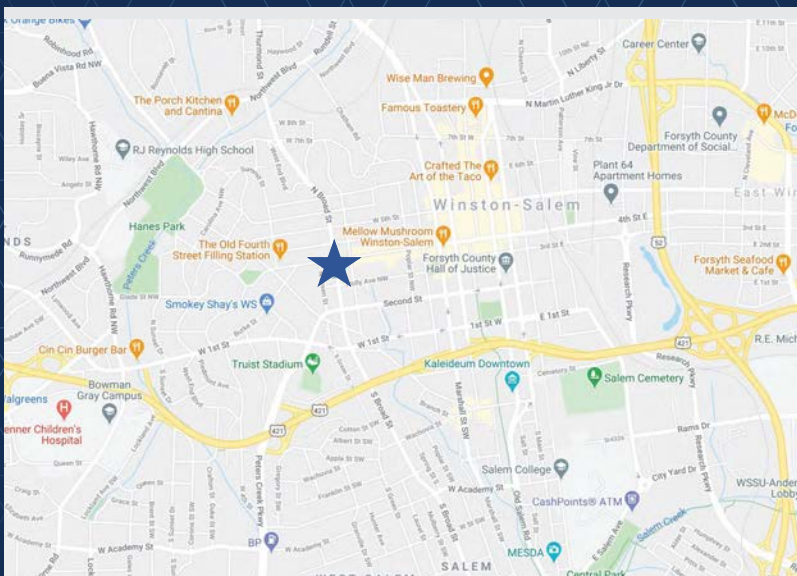
### TAX INFORMATION

<b>Zoning</b>	PB	<b>Tax Pin</b>	6825-96-7439	<b>Tax Map</b>	624852
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### PRICING & TERMS

<b>Lease Rt/SF±</b>	Contact Brokers				
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## LOCATION FEATURES

- Opportunity Zone property
- Accessible redevelopment site with frontage along Broad and Fourth Streets in the West End of downtown Winston-Salem
- Direct access with premier visibility along N. Broad Street and Fourth Street
- 700+ parking space CCW deck 1/2 block away
- Fourth Street ADT 4,000 / N. Broad St. ADT 14,000 (over 18,000 ADT combined)
- Pedestrian friendly and close to a number of Winston-Salem's best restaurants and hotels