



KEY FEATURES

- Opportunity Zone property
- ±1.18 acre ground lease / build to suit opportunity
- Direct access and frontage along 4th Street
- 4th Street ADT 4,000 / N. Broad Street ADT 14,000 (over 18,000 ADT combined)
- Strategically located in Winston-Salem's Central Business District
- ±0.5 miles from Salem Parkway; ±0.3 miles from Truist Ballpark
- Pedestrian-friendly site within walking distance to Winston-Salem's favorite restaurants and hotels

LAND

GROUND LEASE / BUILD TO SUIT

4TH AND GREEN

820 W. Fourth Street

Winston Salem, NC 27101

Don't miss this prime development opportunity with excellent frontage along 4th Street in the West End of downtown Winston-Salem. Ground Lease / Build to Suit opportunities available. Located near multiple downtown multifamily complexes and various retailers. The access frontage along 4th Street has traffic counts of ±4,000 ADT. Pedestrian-friendly site within walking distance to a 700+ parking space CCW deck as well as some of Winston-Salem's favorite parks, restaurants and hotels. Strategically located in an Opportunity Zone. Contact brokers for proposed use/building restrictions and pricing information.

LEARN MORE ABOUT THIS PROPERTY

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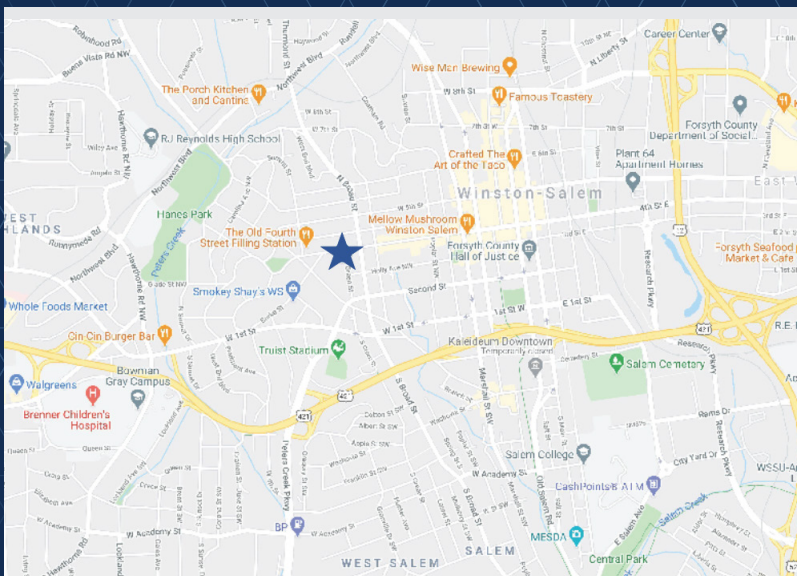
4TH AND GREEN

LOCATION					
Address	820 W. Fourth Street	City	Winston-Salem	State	NC
Zip	27101	County	Forsyth		
PROPERTY DETAILS					
Property Type	Land	Acres ±	1.18		
UTILITIES					
Electrical	Duke Power	Sewer	Municipal	Water	Municipal
Gas	PNG				
TAX INFORMATION					
Zoning	PB	Tax Pin	6825-96-2447		
PRICING & TERMS					
Lease Rt/SF±	Contact Brokers				



LAND

GROUND LEASE/BUILD TO SUIT



LOCATION FEATURES

- Opportunity Zone property
- Direct access and frontage along 4th Street with 4,000 ADT, adjacent to N. Broad Street with 14,000 ADT (over 18,000 ADT combined)
- Located in Winston-Salem's Central Business District
- ±0.5 miles from Salem Parkway and ±0.3 miles from Truist Ballpark
- Pedestrian-friendly and close to a number of Winston-Salem's best restaurants and hotels