



## KEY FEATURES

- ±2,800 - 5,600 SF available in Class A retail/office center
- Two levels can be leased independently: main floor has finished retail space w/private office; second floor has office suite w/independent, secure vestibule entrance, elevator and stairwells
- Combined AADT of ±44,000 on Robinhood and Peace Haven Rds.
- Located in Winston-Salem's premier demographic area
- Convenient to Silas Creek Parkway, Salem Parkway and I-40
- Close to popular Buena Vista, Sherwood Forest and Mt. Tabor neighborhoods

RETAIL/OFFICE

NNN LEASE

## MOUNT TABOR PLACE RETAIL/OFFICE

3333 Robinhood Road  
Winston-Salem, NC 27106

Mount Tabor Place is a neighborhood center anchored by CVS and The Fresh Market, featuring tenants such as Starbucks, Five Guys and Subway. The property is conveniently located along Robinhood Road with quick access to Silas Creek Parkway, Salem Parkway and I-40. ±2,800 - 5,600SF is available for lease in this Class A retail/office center. The space is in finished condition and ready for immediate occupancy. Previously a full-service bank branch with a drive-thru, the two levels can be leased independently. The second level provides separate and secure vestibule entrance with elevators and stairwells, and the suite offers perimeter offices, a conference room and a break room.

### LEARN MORE ABOUT THIS PROPERTY

#### JEFF ANDREWS, SIOR

Jeff@commercialrealtync.com  
336.793.0890, ext 103



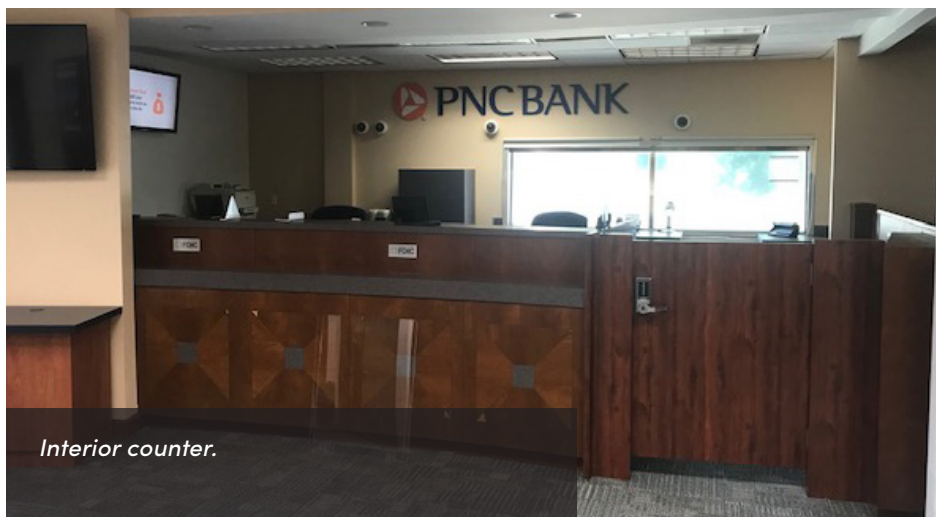
## CLASS A RETAIL SPACE



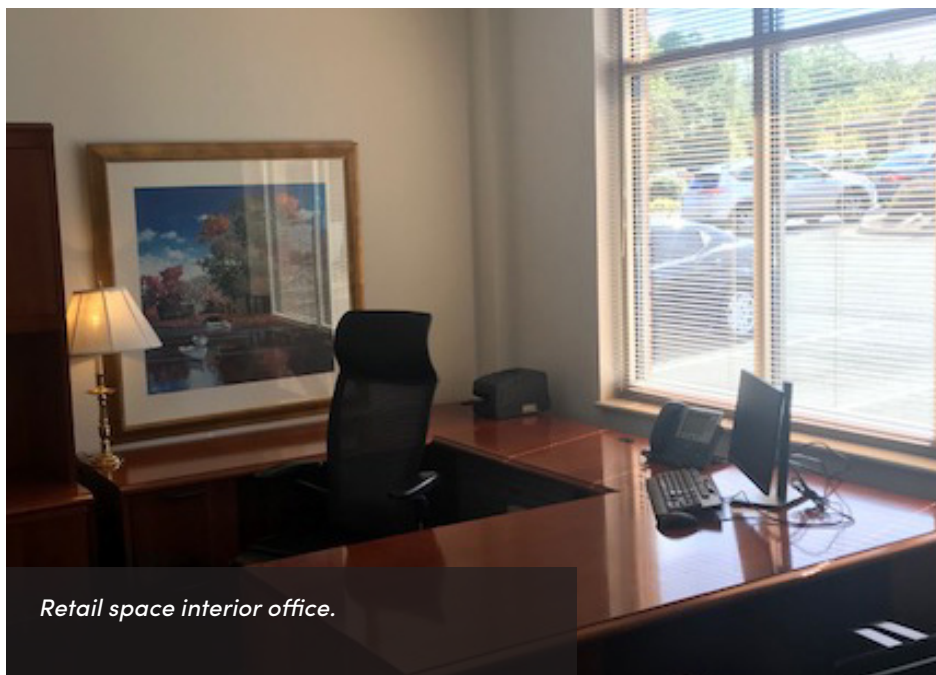
*Interior lobby with multiple private offices.*



*Drive through window.*



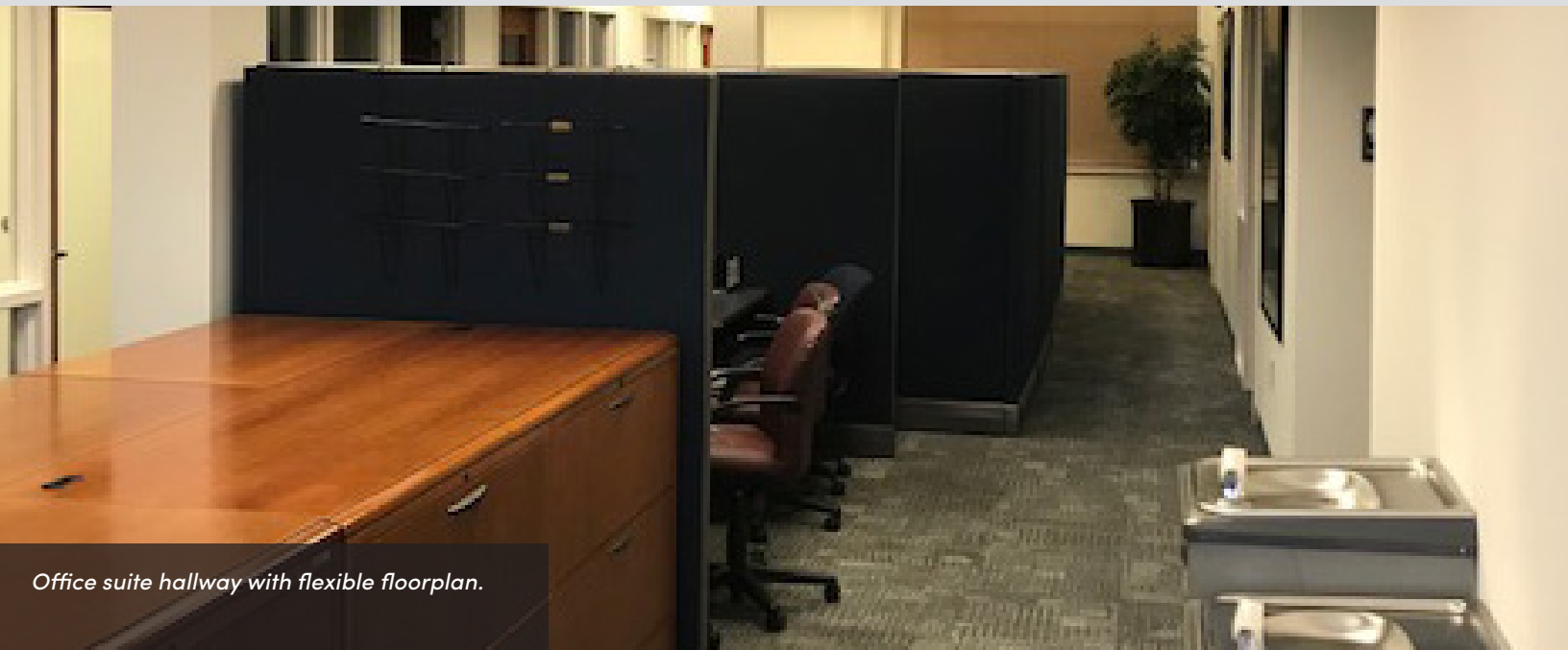
*Interior counter.*



*Retail space interior office.*



## CLASS A OFFICE SPACE



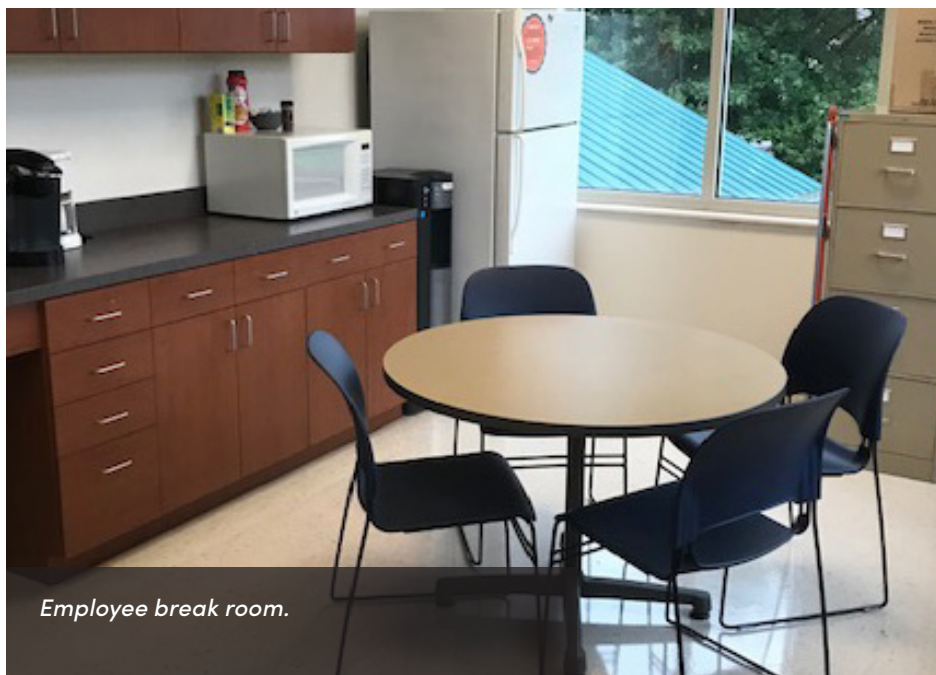
*Office suite hallway with flexible floorplan.*



*Multiple individual private offices.*



*Separate secure vestibule entrance with elevator and multiple stairwells.*



*Employee break room.*



## MOUNT TABOR PLACE RETAIL/OFFICE

### LOCATION

<b>Address</b>	3333 Robinhood Road	<b>City</b>	Winston-Salem	<b>State</b>	NC
<b>Zip</b>	27106	<b>County</b>	Forsyth		

### PROPERTY DETAILS

<b>Property Type</b>	Retail/Office	<b>Acres ±</b>	1.92	<b>Available SF ±</b>	2,800 - 5,600
<b>SF Per Floor ±</b>	2,800	<b>Floors</b>	2	<b>Parking ±</b>	56 Surface Spaces
<b>Building SF ±</b>	8,760	<b>Year Built</b>	2001		

### UTILITIES

<b>Electrical</b>	Duke Power	<b>Sewer</b>	Municipal	<b>Water</b>	Municipal
-------------------	------------	--------------	-----------	--------------	-----------

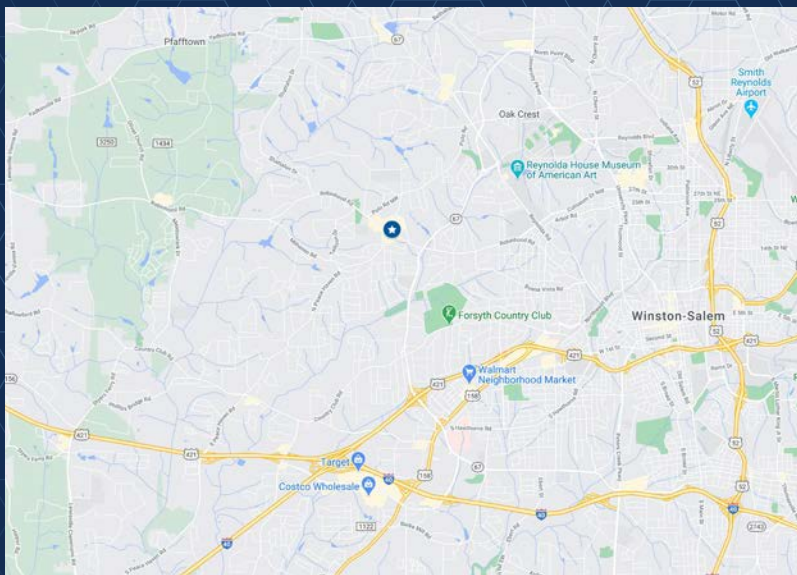
### TAX INFORMATION

<b>Zoning</b>	HB-S	<b>Tax PIN</b>	6816-23-5796	<b>Tax Map</b>	612862
---------------	------	----------------	--------------	----------------	--------

### PRICING & TERMS

<b>Rent/Month ±</b>	\$11,660.00	<b>Lease Rate/SF ±</b>	\$25.00	<b>Lease Type</b>	NNN
---------------------	-------------	------------------------	---------	-------------------	-----





## LOCATION FEATURES

- High AADT of  $\pm 44,000$
- Close proximity to Silas Creek Parkway, Salem Parkway and I-40
- Located near many popular Winston-Salem neighborhoods