



## KEY FEATURES

- ±7,500 SF
- Great visibility on 1st Street
- Open floor plan with no columns
- 14' ceilings
- Located near Atrium Health Wake Forest Baptist Medical Center

RETAIL/FLEX

FOR LEASE | \$6.00 MG

## WEST 1ST STREET RETAIL

1530 West 1st Street

Winston Salem, NC 27101

Great lease opportunity near Atrium Health Wake Forest Baptist Medical Center and Downtown Winston-Salem. This property has great visibility on a well traveled portion of West 1st Street. With the building's open floor plan and high ceilings, it could be functional for many different businesses or uses.

### LEARN MORE ABOUT THIS PROPERTY

#### JEFF ANDREWS, SIOR

Jeff@CommercialRealtyNC.com

336.793.0890, ext 103

#### STEVE VALLOS

Steve@CommercialRealtyNC.com

336.793.0890, ext 105



## WEST 1ST STREET RETAIL

### LOCATION

<b>Address</b>	1530 West First Street				
<b>City</b>	Winston-Salem	<b>Zip Code</b>	27101	<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Retail/Flex	<b>Avail SF ±</b>	7,500	<b>SF/Floor ±</b>	7,500
<b>Building SF ±</b>	7,500	<b>Retail SF ±</b>	7,500	<b>Ceiling Height ±</b>	14
<b>Restrooms ±</b>	2	<b>Bldg Exterior</b>	Brick	<b>Docks ±</b>	N/A
<b>Drive-ins ±</b>	N/A				

### UTILITIES

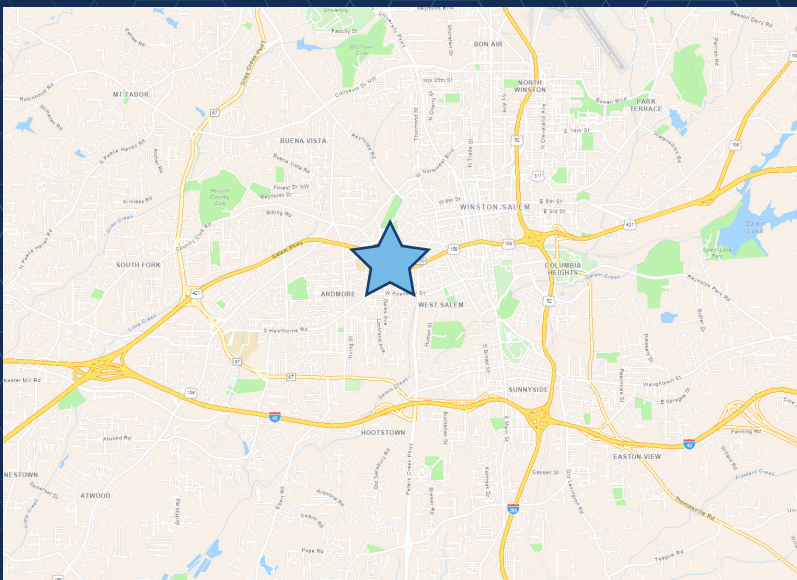
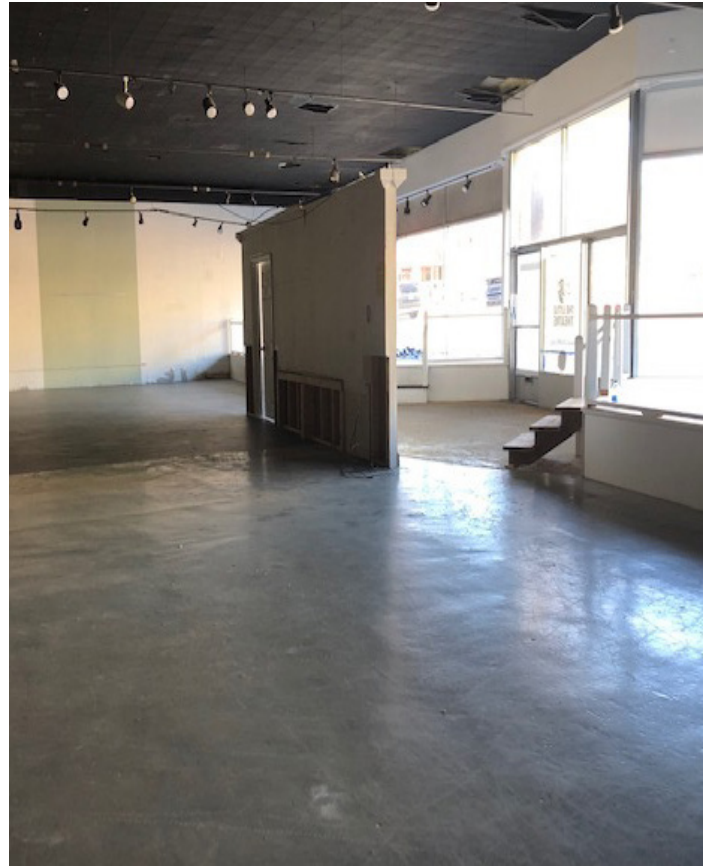
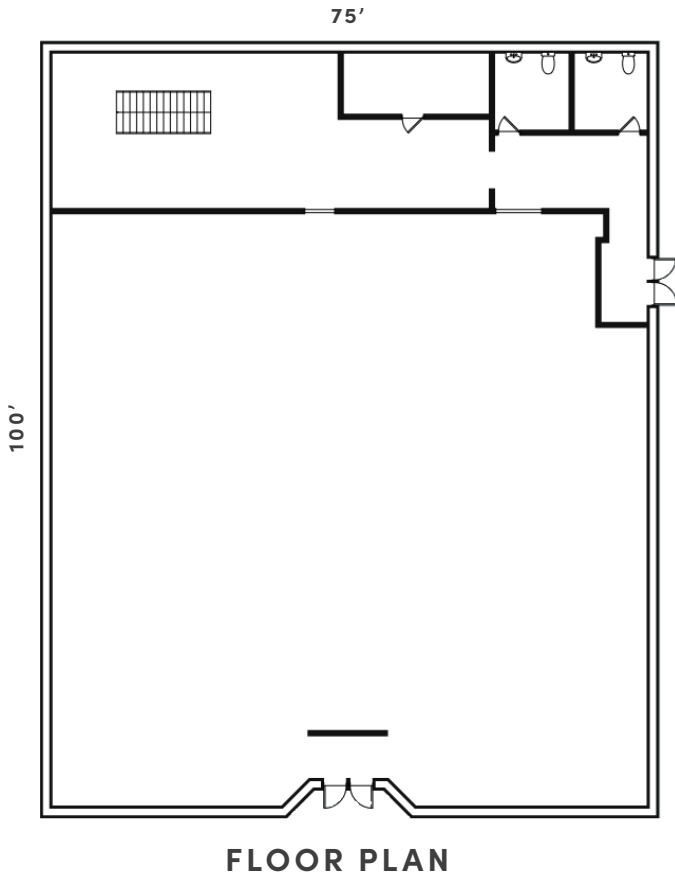
<b>Water</b>	City of WS	<b>Sewer</b>	City of WS	<b>Air</b>	HVAC
--------------	------------	--------------	------------	------------	------

### PRICING & TERMS

<b>Lease Rt/SF±</b>	\$6.00 PSF	<b>Lease Type</b>	MG
---------------------	------------	-------------------	----

RETAIL/FLEX

FOR LEASE | \$6.00 MG



## LOCATION FEATURES

- Located near Atrium Health Wake Forest Baptist Medical Center
- Easy access to Salem Parkway
- Just west of Downtown Winston-Salem