



Property and Community Highlights

- Tremendous CBD mixed use development opportunity
- The subject property is centrally located in the Central Business District of Winston-Salem adjacent to the rapidly expanding Innovation Quarter
- 502 new multi-family units were delivered in Winston-Salem in 2023 with an overall vacancy rate of 8.1% and 1.4% rent growth
- 370,000 SF of retail space was delivered in 2023 with 4.6% rent growth and an overall vacancy rate of 3.2%
- Winston-Salem rated in the top 50 Best Places to Live according to US News & World Report
- Winston-Salem rated in the top 20 Most Affordable Places to Live according to US News & World Report
- Winston-Salem rated in the top 15 Best Cities to Start a Business according to WALLETHUB
- Winston-Salem Total Population 389,157 and the Piedmont Triad Region MSA Population 1.7 million
- Zoning - CI WO (Central Industrial Winston Overlay)
- Asking Price: **\$7,260,000**

For more information, please contact:

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N Church St. Parking Lots	
101	0.37 AC
70	1.24 AC
104	0.68 AC
101	0.39 AC
104	0.45 AC
106	0.52 AC
133	1.19 AC
TOTAL	4.84 AC
(Excluding N Church St.)	

N Church St. Parking Lots		N Main St. Parking Lots	
101	0.37 ACRE	101	0.39 ACRE
70	1.24 ACRE	104	0.45 ACRE
69		106	0.52 ACRE
103		133	1.19 ACRE
104	0.68 ACRE	132	
67			

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