

# RETAIL FOR LEASE

## \$10.00 PSF PER ANNUM - NNN



5746 Old US-52, Ste. B, Welcome, North Carolina

## DOWNTOWN WELCOME RETAIL SPACE

### Property Information

#### Size:

- ◆ +/- 1,544 rentable square feet
- ◆ Situated on 1 acre of land with ample parking in front.

#### Price:

- ◆ Base rent of \$10.00 psf per year, or \$1,286.67/mth.
- ◆ TICAM is +/- \$1.12 psf, or additional rent of \$144.11 per month

Scotty Beal and Coldwell Banker Commercial Advantage are pleased to list for lease this free standing strip in Welcome, North Carolina. This Class B building is a perfectly situated for any type of retail establishment, including any type of convenience retail. The remaining available space is a rectangular shaped +/- 1,544 sf unit on the west side of the structure. Space boasts 22' of all glass frontage with views from Old US-52, all utilities to site, ample air conditioning, and an open configuration to serve any purpose. Directly across from the Welcome school, this property's Highway Commercial zoning, and traffic counts in excess of 8,400 VPD, makes this a must see location for your current venture or your expansion plans.

**SCOTTY BEAL | 336.926.3530 | [SCOTTY@SCOTTYBEAL.COM](mailto:SCOTTY@SCOTTYBEAL.COM)**

Coldwell Banker Commercial Advantage  
285 S. Stratford Rd., Winston-Salem, NC 27103

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## The Space

<b>Suite</b>	B	<b>Buildings</b>	1	<b>Restrooms</b>	2	<b>Former Use</b>	Convenience
<b>Floor</b>	1st	<b>Year Built</b>	2005	<b>Ceiling</b>	Acoustic drop	<b>Entrances</b>	2
<b>Square Footage</b>	1,544	<b>Construction</b>	Masonry	<b>Ceiling Height</b>	10'	<b>Exterior Signage</b>	Yes
<b>Minimum Available</b>	1,544	<b>Facade</b>	Stucco on block	<b>Flooring</b>	Carpet	<b>Core Factor</b>	n/a
<b>GLA</b>	5,040	<b>Roof</b>	Gable/Steel	<b>Interior Walls</b>	Drywall	<b>Parking Spaces</b>	25 unreserved
<b>Shape</b>	Rectangular	<b>HVAC</b>	Heat pump	<b>Lighting</b>	Fluorescent	<b>Security System</b>	Alarm
<b>Frontage</b>	22' glass	<b>HVAC Capacity</b>	Five ton	<b>Outside Lighting</b>	Yes, halogen	<b>Property Mgmt.</b>	Landlord

## The Location

<b>Address</b>	5746 Old US-52, Lexington, NC 27295						
<b>Within City Limits</b>	Yes	<b>Zoning</b>	Hwy Comm	<b>MSA &amp; Rank</b>	Winston-Salem, 83rd		
<b>County</b>	Davidson	<b>Setting</b>	Urban	<b>MSA Population</b>	686,000		
<b>Submarket</b>	Welcome	<b>Intersection</b>	N. Leonard Dr.	<b>MSA Per Capita Inc</b>	\$43,896		
<b>Property Type</b>	Retail	<b>Signalized Intersection</b>	No	<b>Interstate Exposure</b>	No		
<b>Property Subtype</b>	Convenience	<b>Traffic Counts</b>	8,400 ADT	<b>Interstate Proximity</b>	0.10		
<b>Latitude &amp; Longitude</b>	35.903501, -80.256885	<b>Public Transportation</b>	No	<b>Airport Proximity</b>	36.9 miles to PTI		

# 1 MILE DEMOGRAPHICS

## KEY FACTS

1,522

Population



612

Households

41.5

Median Age

\$43,178

Median Disposable Income

## INCOME



\$53,411

Median Household  
Income



\$26,070

Per Capita Income



\$94,975

Median Net Worth

## EMPLOYMENT



51%

White Collar



32%

Blue Collar



18%

Services

5.7%

Unemployment  
Rate

## EDUCATION

14%

No High  
School  
Diploma



35%

High School  
Graduate



30%

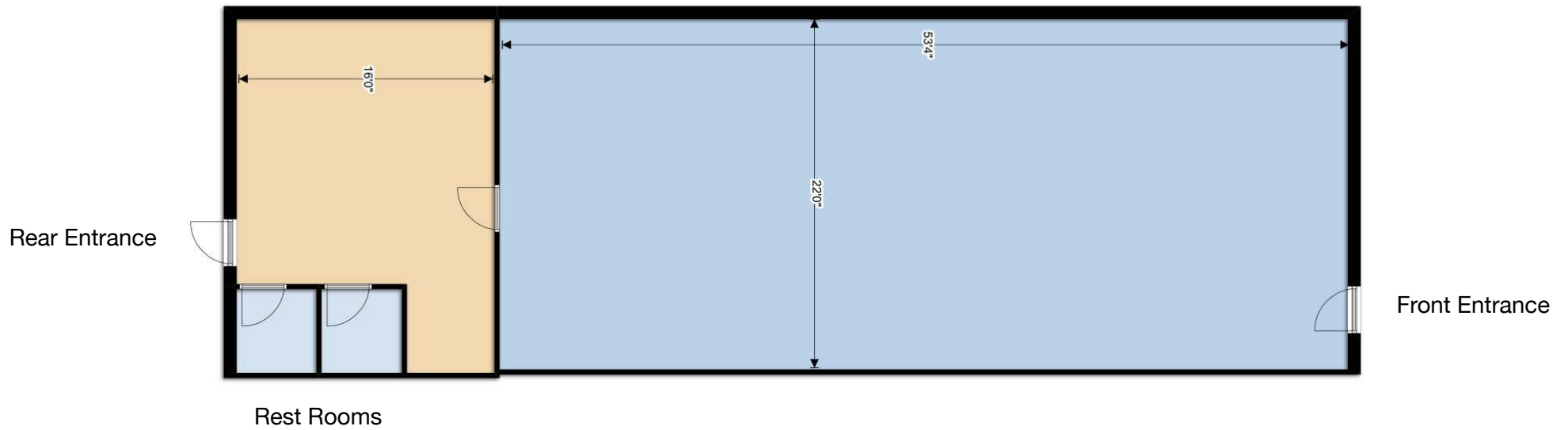
Some College



21%

Bachelor's/Grad/Prof  
Degree

# FLOOR PLAN







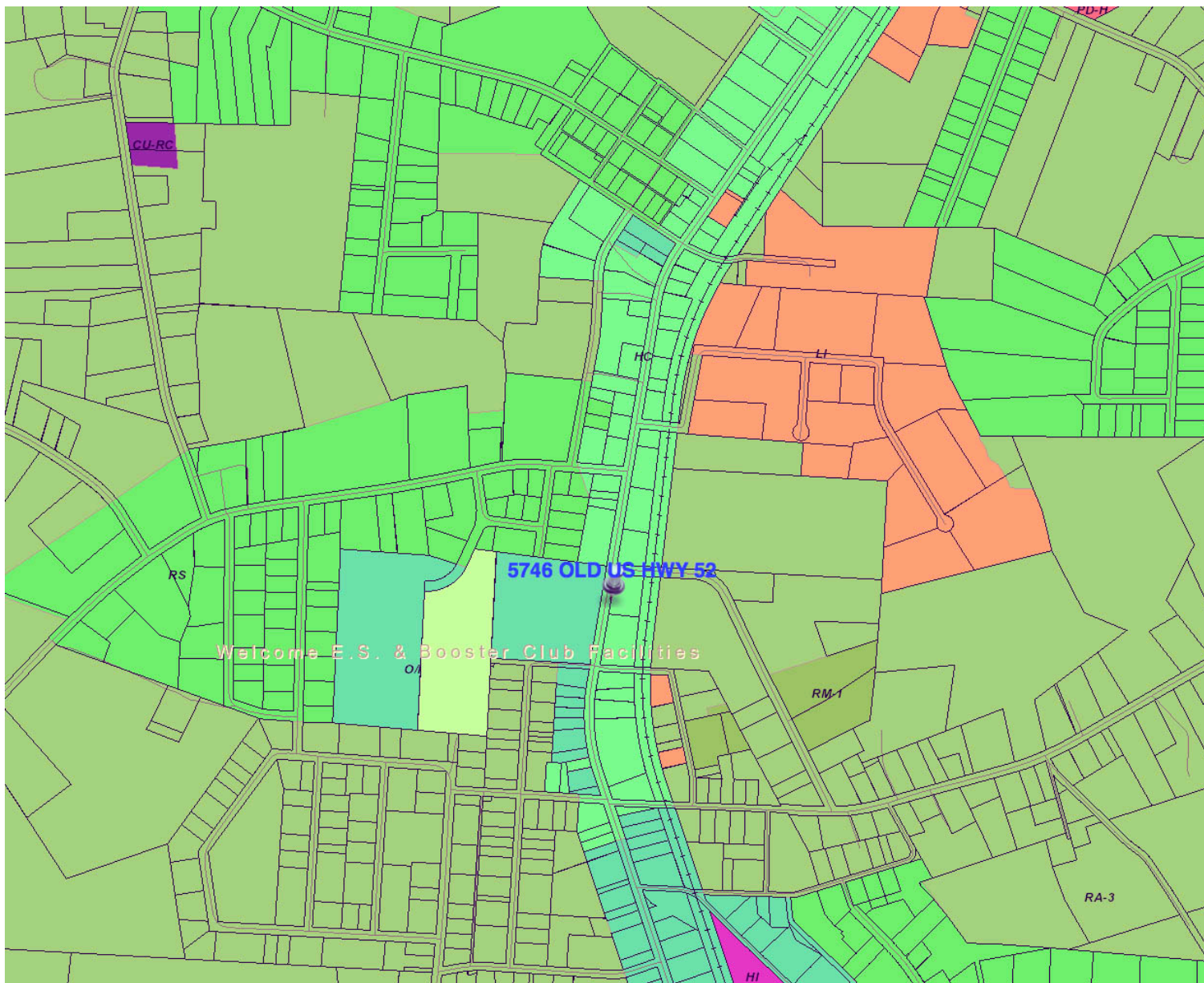






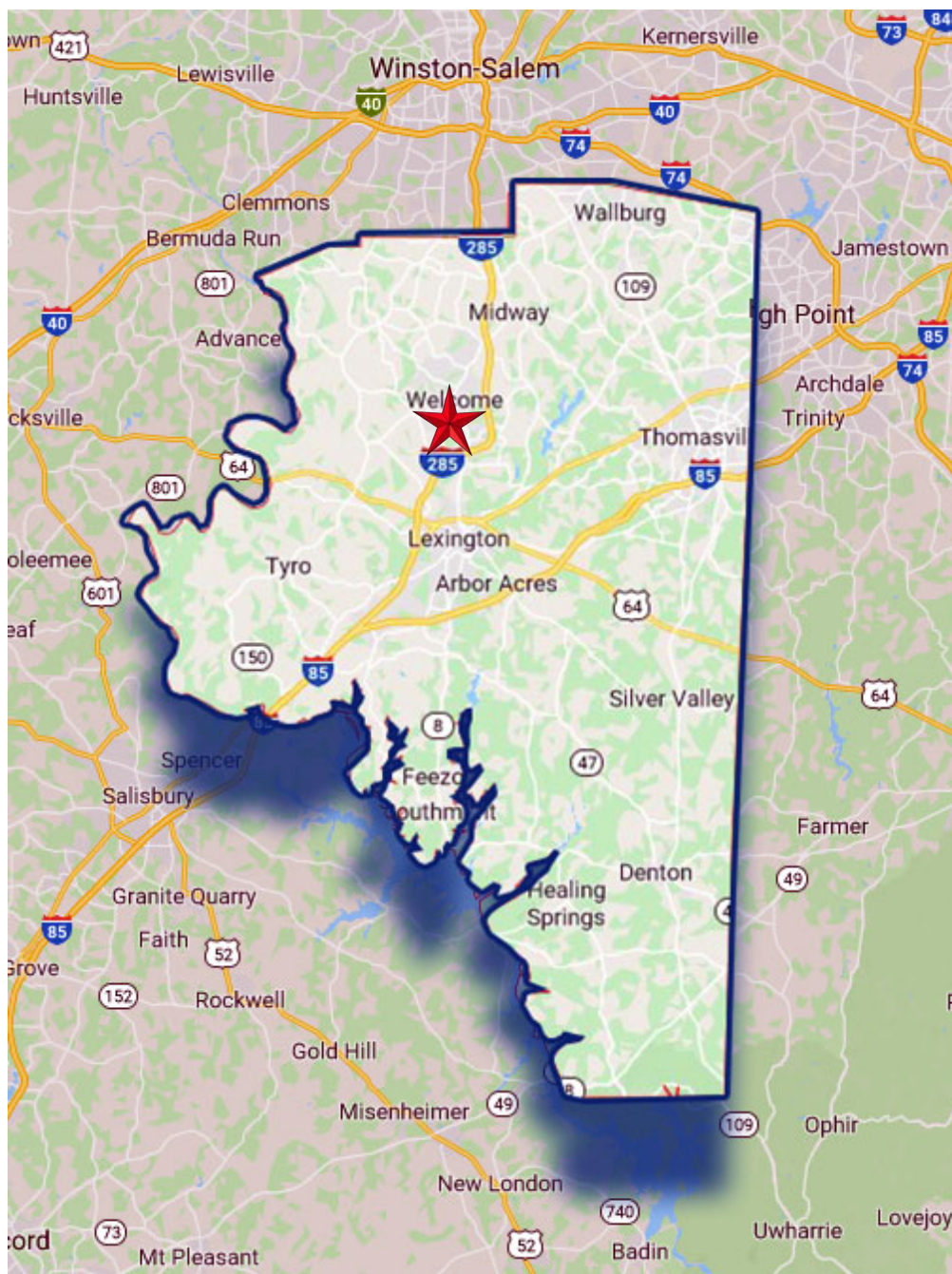


# HIGHWAY BUSINESS ZONING

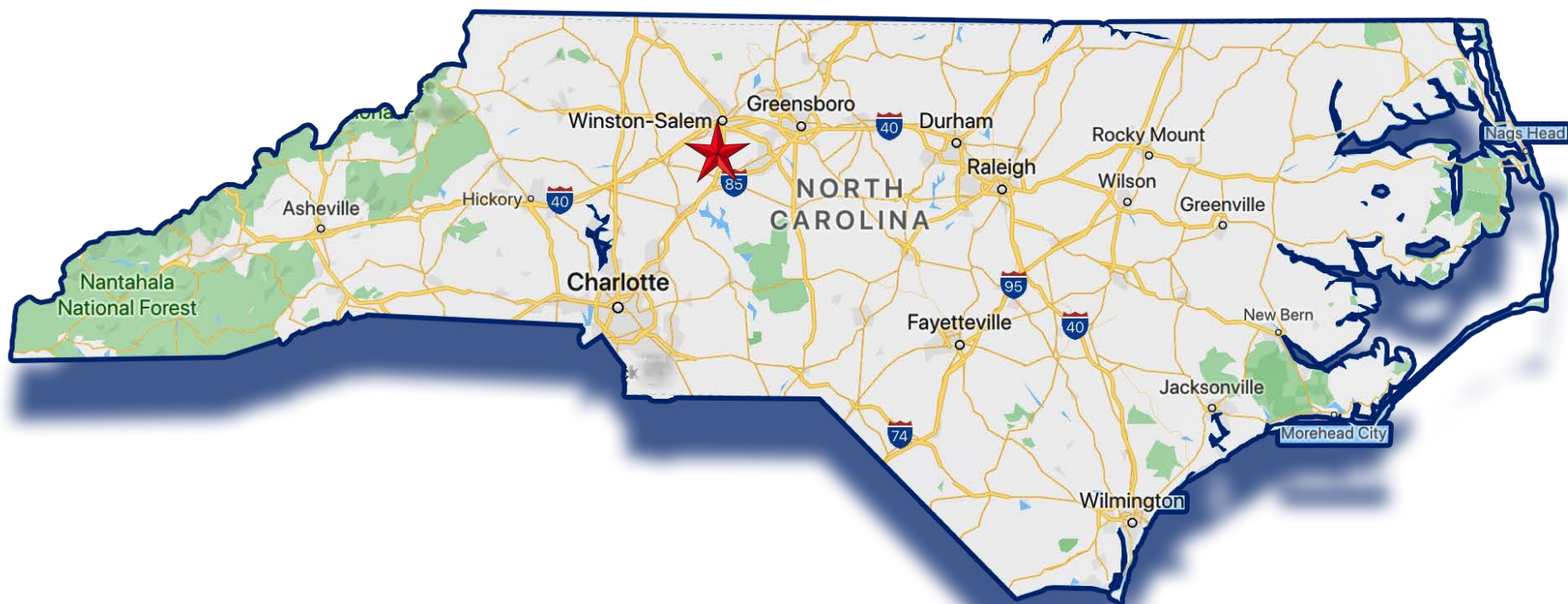




# COUNTY MAP

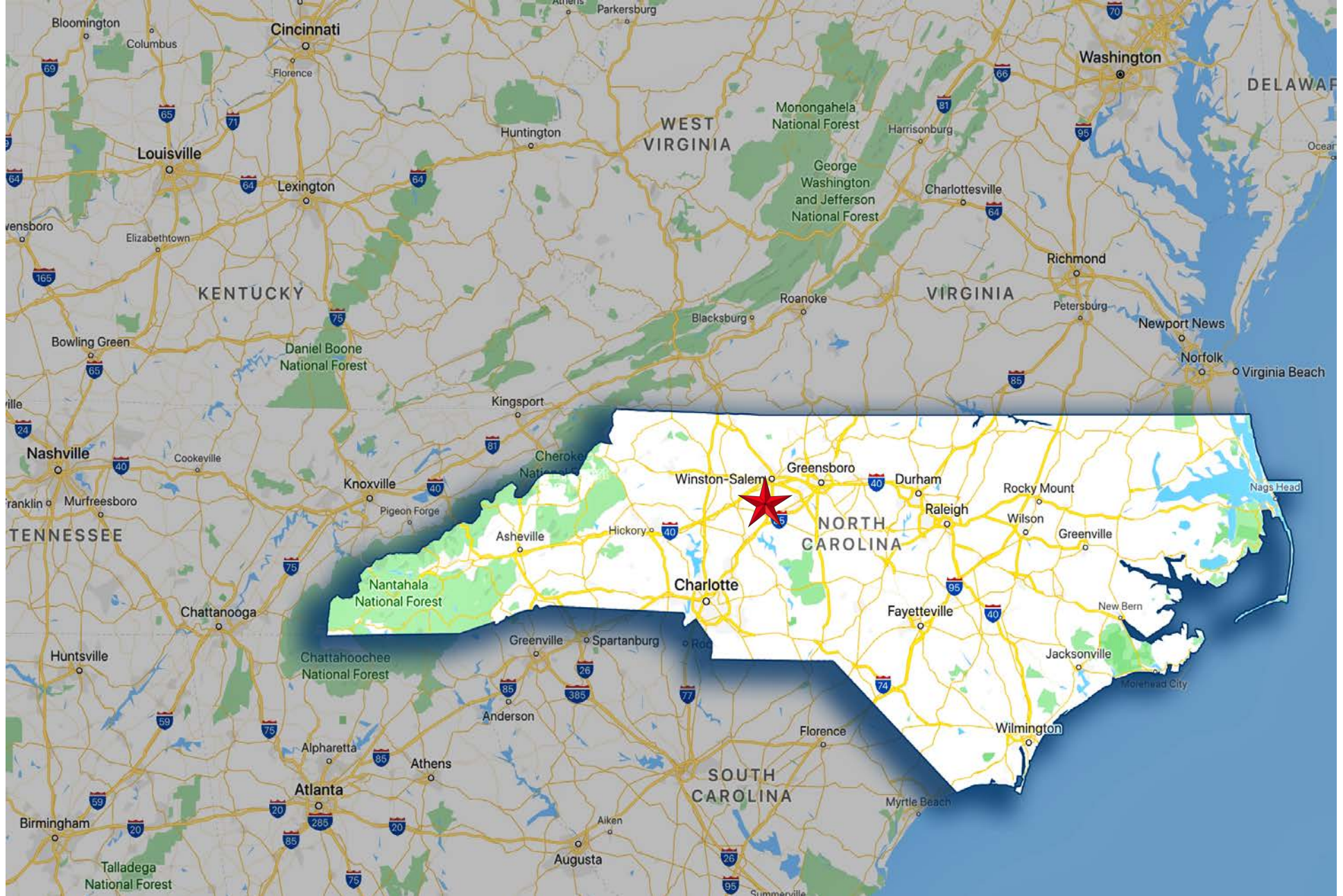


## STATE MAP





# REGIONAL MAP



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