

# **Mixed Use City Center Development**

Winston-Salem, NC

# FOR SALE ±4.84 ACRES



# **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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