

M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173

1,500-5,500± sf Retail Space

# 3505 S. Main Street

Winston-Salem, NC 27127



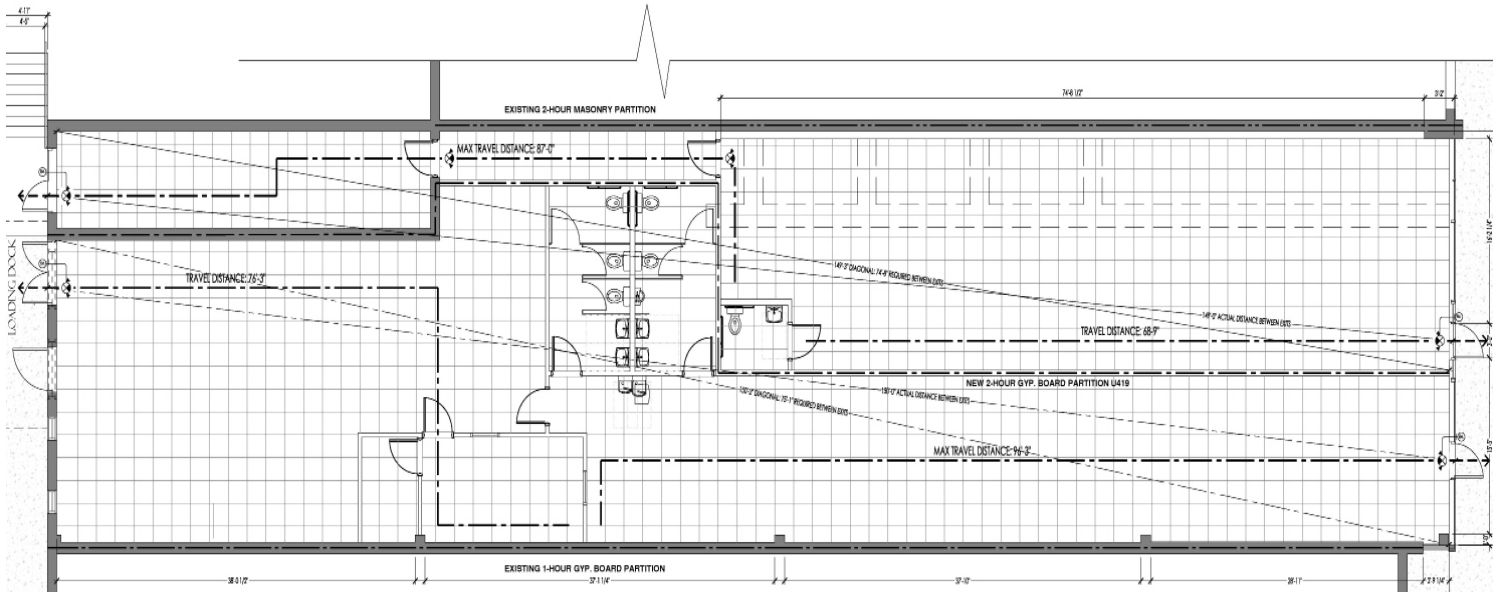
<b>Distance</b>	<b>1 mi.</b>	<b>3 mi.</b>	<b>5 mi.</b>
Population	6,793	57,403	121,103
Average HH Income	\$44,711	\$46,641	\$52,477

**Average Daily Traffic Counts**  
 5,100 cars/day - Main Street  
 19,000 cars/day - Clemmons Road

**FOR LEASE \$12-15 psf**

Gabe Chrysson

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- 1,500-5,500± sf large open retail space
- May be subdivided
- Located at S. Main Street & Clemmonsville Road
- Strip Center anchored by Family Dollar on long term lease
- **Lease Rate: \$12.00-15.00 psf NNN**  
**(\$1.39 psf TICAM)**



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