

# 1391 PLAZA WEST ROAD – WINSTON-SALEM, NC



**7,981 SF Office Building FOR SALE / LEASE**

## HIGHLIGHTS

- +/- 1.17 Acres
- 28 Parking Spaces
- Central to Hanes Mall, Stratford Road, and I-40 as well as high profile users such as Lowe's Foods, Allegacy Federal Credit Union HQ, Novant, etc.
- Limited competing office product in this submarket



## DEMOGRAPHICS

<i>Radius:</i>	1-Mile	3-Mile	5-Mile
Population	5,538	65,696	158,039
Households	2,773	31,166	67,861
Avg HH Income	\$42,447	\$94,563	\$86,912
Employees	18,702	49,396	95,033



Henry Carrison | [Henry@BellCommercial.net](mailto:Henry@BellCommercial.net) | 336.451.5949  
Steve Ellis | [Steve@BellCommercial.net](mailto:Steve@BellCommercial.net) | 336.209.5262

Bell Commercial Inc. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# MARKET AERIAL

1391 PLAZA WEST ROAD – WINSTON-SALEM, NC



Henry Carrison | [Henry@BellCommercial.net](mailto:Henry@BellCommercial.net) | 336.451.5949  
 Steve Ellis | [Steve@BellCommercial.net](mailto:Steve@BellCommercial.net) | 336.209.5262

# SITE AERIAL

1391 PLAZA WEST ROAD – WINSTON-SALEM, NC



Henry Carrison | [Henry@BellCommercial.net](mailto:Henry@BellCommercial.net) | 336.451.5949  
Steve Ellis | [Steve@BellCommercial.net](mailto:Steve@BellCommercial.net) | 336.209.5262

Bell Commercial Inc. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# SITE AERIAL 2

1391 PLAZA WEST ROAD – WINSTON-SALEM, NC

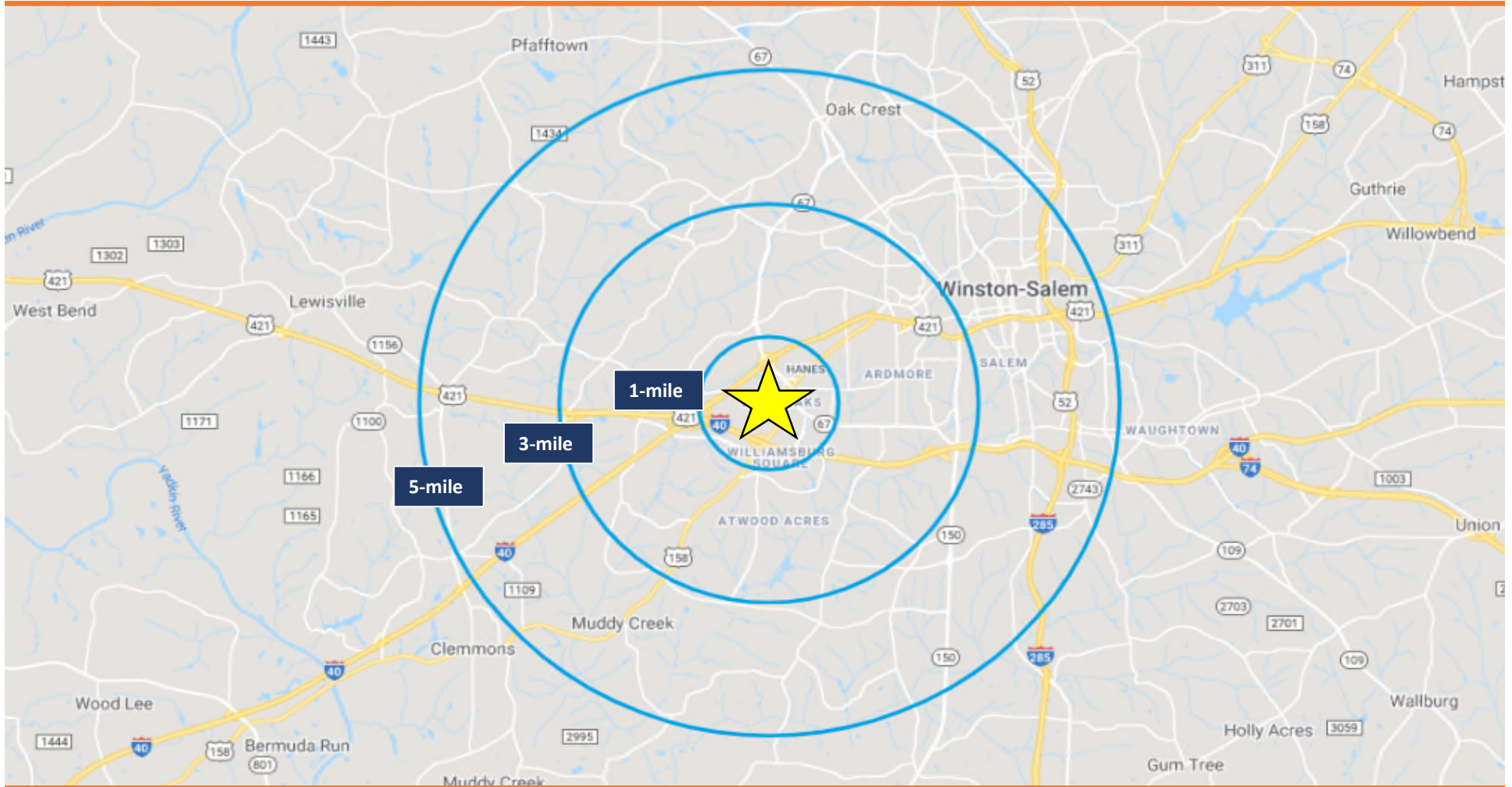


Henry Carrison | [Henry@BellCommercial.net](mailto:Henry@BellCommercial.net) | 336.451.5949  
Steve Ellis | [Steve@BellCommercial.net](mailto:Steve@BellCommercial.net) | 336.209.5262

Bell Commercial Inc. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# DEMOGRAPHIC RADIUS MAP

1391 PLAZA WEST ROAD – WINSTON-SALEM, NC



Henry Carrison | [Henry@BellCommercial.net](mailto:Henry@BellCommercial.net) | 336.451.5949  
Steve Ellis | [Steve@BellCommercial.net](mailto:Steve@BellCommercial.net) | 336.209.5262

Bell Commercial Inc. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# 1, 3 & 5-MILE DEMOGRAPHICS

1391 PLAZA WEST ROAD – WINSTON-SALEM, NC



## 1391 PLAZA WEST ROAD WINSTON-SALEM, NC

	1 mi	3 mi	5 mi	
<b>POPULATION</b>	2020 Estimated Population	5,538	65,696	158,039
	2025 Projected Population	5,711	68,168	164,806
	2010 Census Population	5,166	61,604	143,581
	2000 Census Population	5,024	54,675	126,210
	Projected Annual Growth 2020 to 2025	0.6%	0.8%	0.9%
	Historical Annual Growth 2000 to 2020	0.5%	1.0%	1.3%
<b>HOUSEHOLDS</b>	2020 Estimated Households	2,773	31,166	67,861
	2025 Projected Households	2,872	32,489	71,160
	2010 Census Households	2,510	28,414	59,796
	2000 Census Households	2,394	25,383	52,979
	Projected Annual Growth 2020 to 2025	0.7%	0.8%	1.0%
	Historical Annual Growth 2000 to 2020	0.8%	1.1%	1.4%
<b>AGE</b>	2020 Est. Population Under 10 Years	10.8%	11.1%	11.3%
	2020 Est. Population 10 to 19 Years	11.2%	10.8%	13.6%
	2020 Est. Population 20 to 29 Years	17.5%	15.8%	16.1%
	2020 Est. Population 30 to 44 Years	17.9%	19.2%	18.3%
	2020 Est. Population 45 to 59 Years	16.7%	18.1%	17.9%
	2020 Est. Population 60 to 74 Years	14.3%	16.6%	15.3%
	2020 Est. Population 75 Years or Over	11.6%	8.4%	7.5%
	2020 Est. Median Age	37.9	38.9	37.2

## 1391 PLAZA WEST ROAD WINSTON-SALEM, NC

	1 mi	3 mi	5 mi	
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	44.9%	46.3%	46.5%
	2020 Est. Female Population	55.1%	53.7%	53.5%
	2020 Est. Never Married	40.1%	35.7%	40.9%
	2020 Est. Now Married	27.4%	40.7%	36.4%
	2020 Est. Separated or Divorced	21.0%	17.0%	16.4%
	2020 Est. Widowed	11.6%	6.6%	6.3%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	0.8%	10.3%	8.5%
	2020 Est. HH Income \$150,000 to \$199,999	0.8%	5.0%	4.7%
	2020 Est. HH Income \$100,000 to \$149,999	6.5%	11.9%	11.6%
	2020 Est. HH Income \$75,000 to \$99,999	9.2%	12.2%	12.1%
	2020 Est. HH Income \$50,000 to \$74,999	16.4%	17.4%	17.8%
	2020 Est. HH Income \$35,000 to \$49,999	18.5%	13.6%	13.2%
	2020 Est. HH Income \$25,000 to \$34,999	15.7%	10.1%	9.8%
	2020 Est. HH Income \$15,000 to \$24,999	13.8%	7.9%	8.4%
	2020 Est. HH Income Under \$15,000	18.2%	11.7%	14.0%
	2020 Est. Average Household Income	\$42,447	\$94,563	\$86,912
	2020 Est. Median Household Income	\$40,706	\$70,717	\$64,692
	2020 Est. Per Capita Income	\$21,627	\$44,927	\$37,645
	2020 Est. Total Businesses	1,365	4,089	7,971
	2020 Est. Total Employees	18,702	49,396	95,033

Henry Carrison | Henry@BellCommercial.net | 336.451.5949  
 Steve Ellis | Steve@BellCommercial.net | 336.209.5262

Bell Commercial Inc. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.