



## KEY FEATURES

- Unique space with 16' - 18' ceilings
- Yadkinville Road AADT 10,000 / Reynolda Road AADT 18,000 (over 28,000 combined)
- Signalized access and high visibility from Reynolda Road
- 1/3 mile from the entrance to the premiere Greenbriar Farm subdivision (avg. sale \$500k)
- 1-3 mile population range from 7,500 - 43,000+
- Retail GAP analysis identifies \$40M+ leakage within 1 mile of the site
- ±3 miles from the Reynolda Road Beltway interchange

RETAIL / OFFICE

FOR LEASE

## NEW CHURCH / RETAIL FOR LEASE

3640 Reynolda Road  
Winston Salem, NC 27106

Don't miss your opportunity to build and grow your business! 3 former movie theaters for lease consisting of ±6,731 SF. Existing spaces are ideal for small churches, performance venues or small scale independent film theaters. Alternatively renovate to meet your retail needs with 16' - 18' ceilings. A new entrance to leased space can be constructed.

Less than a mile from the Greenbriar Farm subdivision, the rapidly growing Pfafftown, NC area and the Reynolda Road / Yadkinville Road corridors, this location receives a combined 28,000 trips per day. Get in on the ground level as this area rapidly develops when in 2022, the Northern Beltway connects to Reynolda Road, ±3 miles away. This area is estimated to experience a \$40M gap in retail services for the existing population, so there is huge retail potential!

### LEARN MORE ABOUT THIS PROPERTY

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## NEW CHURCH (RETAIL FOR LEASE)

### LOCATION

<b>Address</b>	3640 Reynolda Road	<b>City</b>	Winston-Salem	<b>State</b>	NC
<b>Zip</b>	27106	<b>County</b>	Forsyth		

### PROPERTY DETAILS

<b>Property Type</b>	Retail / Specialty	<b>Acres ±</b>	6.5	<b>Available SF ±</b>	6,7310
<b>Restrooms ±</b>	1 Private / 1 Shared	<b>Ceiling Height ±</b>	16' - 18'	<b>Parking ±</b>	411
<b>Building SF ±</b>	32,074	<b>Roof</b>	Membrane	<b>Building Exterior</b>	CMU
<b>Year Built</b>	1993				

### UTILITIES

<b>Electrical</b>	Duke Power	<b>Sewer</b>	Municipal	<b>Heat</b>	Gas
<b>Water</b>	Municipal	<b>Gas</b>	PNG		

### TAX INFORMATION

<b>Zoning</b>	HB	<b>Tax Block</b>	2262	<b>Tax PIN</b>	6817-17-2992
<b>Tax Map</b>	606874	<b>Tax Lots</b>	202A		

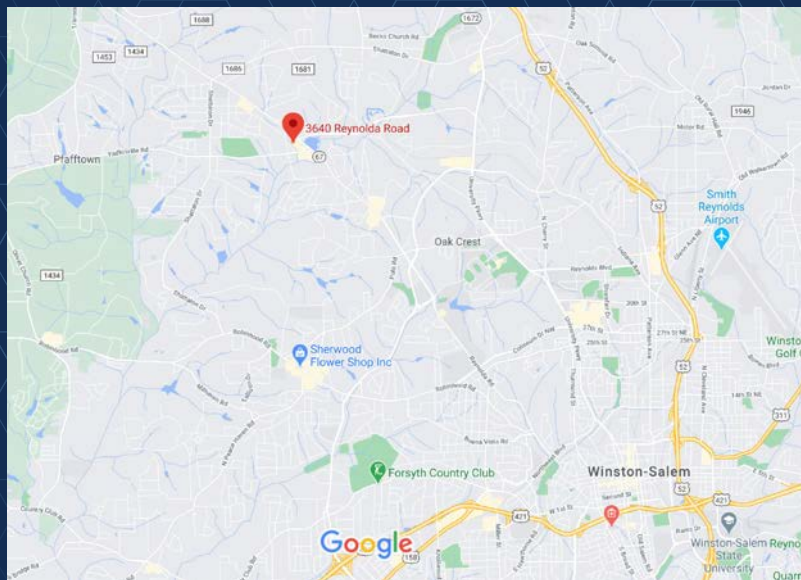
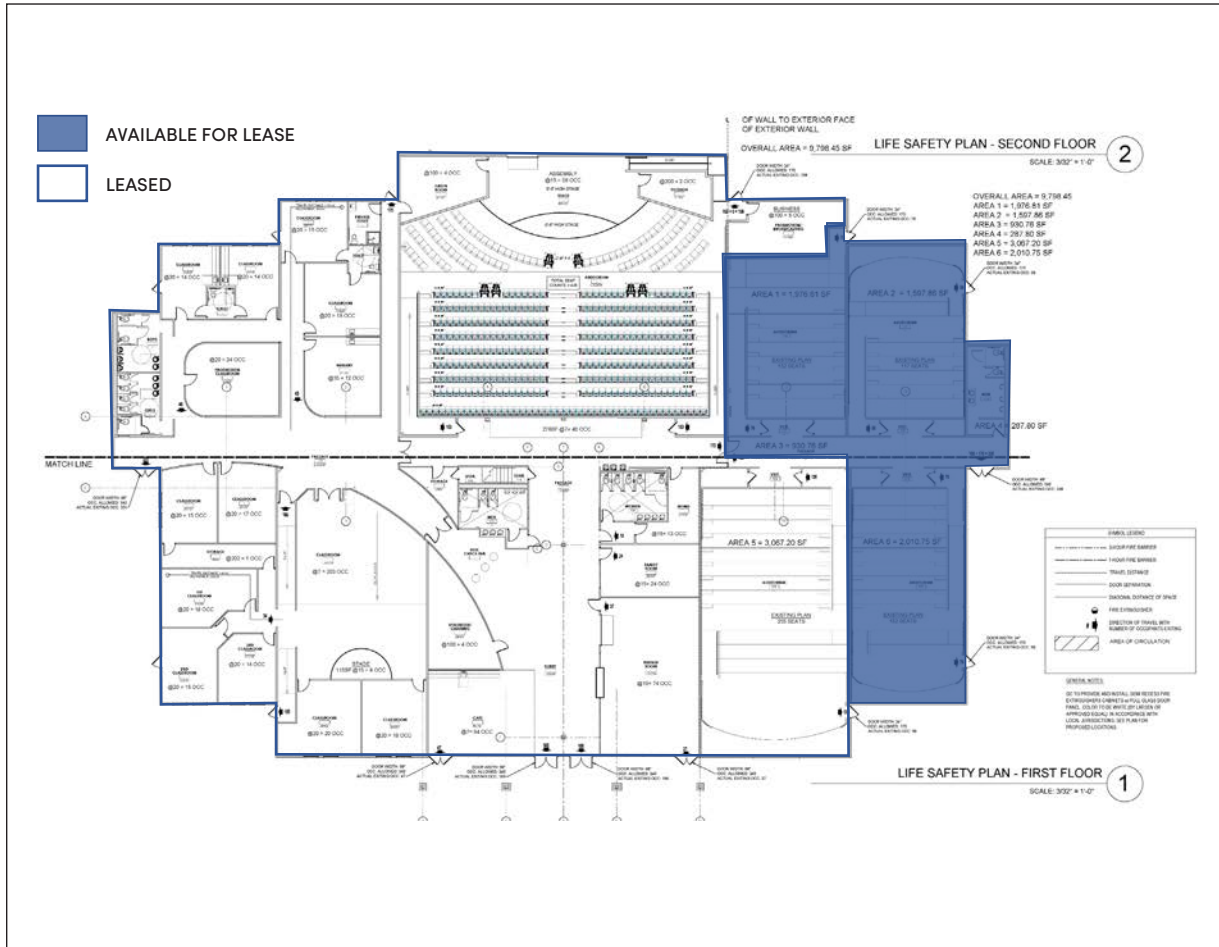
### PRICING & TERMS

<b>Lease Rent/SF ±</b>	\$7 - \$10	<b>Lease Type</b>	MG		
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## LOCATION FEATURES

- High visibility from Reynolda Road
- ±1/3 mile from entrance to Greenbriar Farm subdivision
- ±3 miles from the Reynolda Rd. Beltway interchange