

Industrial Land For Lease

3105 N GLENN AVENUE | WINSTON SALEM, NC 27105

*Laydown
Area*

*Truck/Heavy
Equipment storage*

CITYPLAT
COMMERCIAL REAL ESTATE

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Property *Dashboard*

\$2,500 / Acre

Montly Rent

10.68

Total Acres

Immediate

Availability

Industrial

Land Subtype

465,221

Total Square Feet

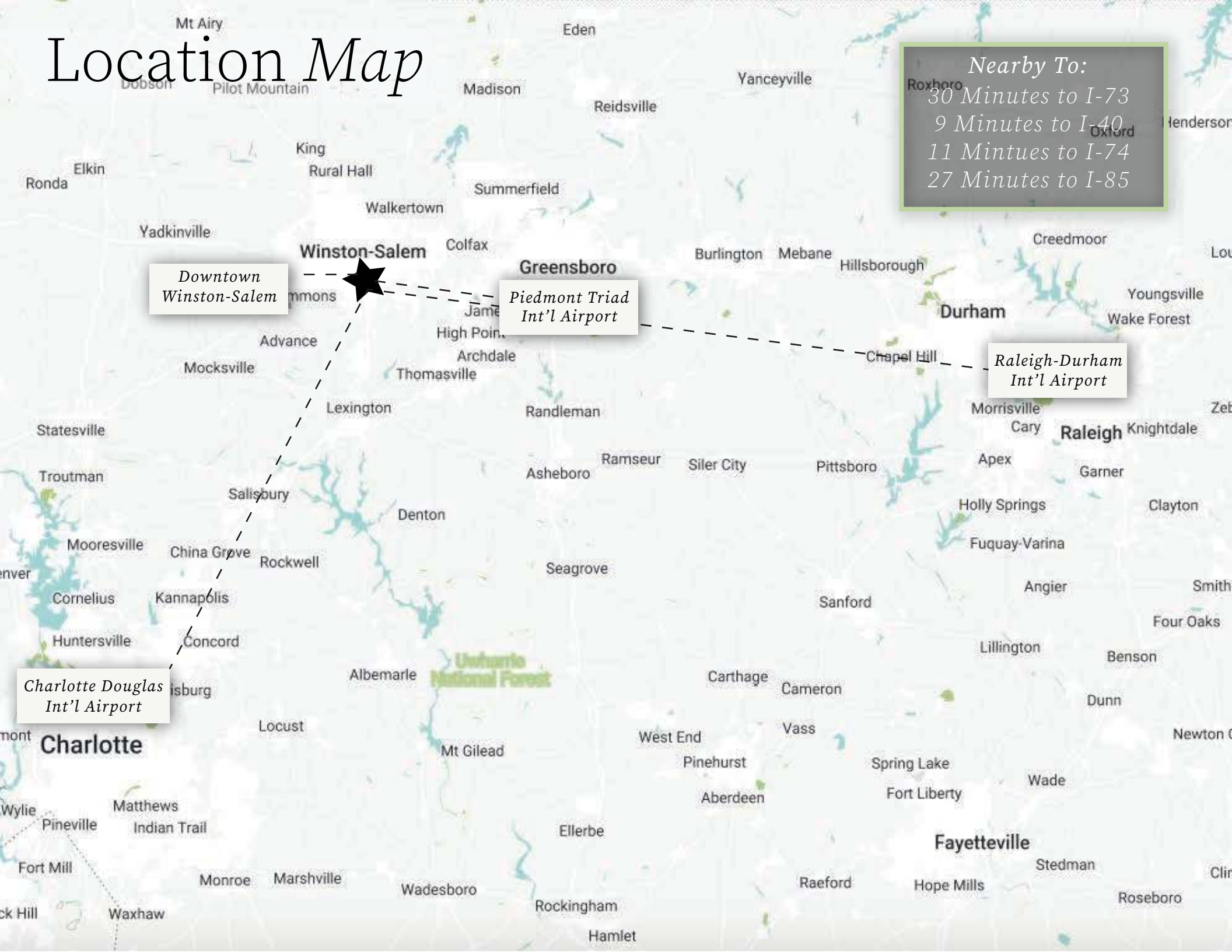
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	5,612	61,723	137,130
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$37,697	\$66,895	\$72,557

PROPERTY HIGHLIGHTS

- **Prime Location:** Conveniently situated in Winston Salem with easy access to major highways, including US Hwy 52 and Hwy 421, making transportation a breeze.
- **Gated and Paved:** The laydown yard is fully secured with a gated entrance, ensuring the safety and privacy of stored assets or equipment.
- **Versatile Usage:** Perfectly suited for various businesses such as salvage yards, outdoor storage, truck-lots, towing companies, and heavy equipment storage, offering flexibility in operations.
- **Ample Space:** Spanning over 10.68 acres, the yard provides abundant space for storing large quantities of items, accommodating the needs of businesses with diverse storage requirements.
- **Professional Environment:** With its well-maintained pavements and organized layout, the laydown yard presents a professional and attractive setting, enhancing the image of businesses based there.

Location Map





Mobil



North Winston
Yard Norfolk
Southern

Smith
Reynolds
Airport

53

N Indiana Ave

Glenn Ave NE

N Liberty St

27th St

University Highway

Market Overview - *Winston Salem, NC*

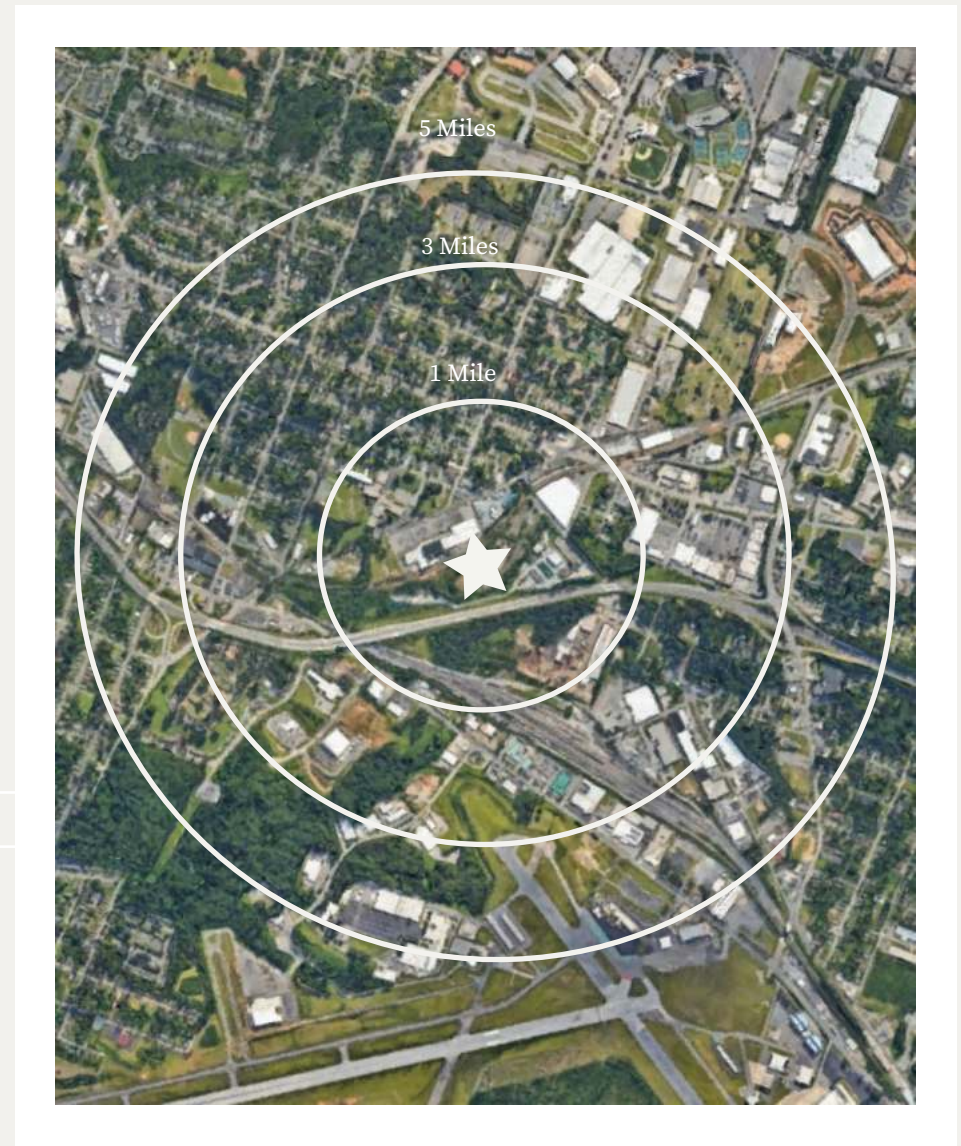


Winston-Salem city is the second largest municipality, in terms of population, in the Piedmont Triad region, and the fifth largest in the state. Winston-Salem is called the “Twin City” for its dual heritage and “City of Arts and Innovation” for its dedication to fine arts and theater and technological research. The city has received national recognition for its recent explosion in growth and urbanization, especially in the downtown area. Hotels, entertainment centers, and apartments have all been rapidly constructed, which has helped to contribute to the city receiving the ranking of having the second-most livable downtown in America by the New York Times and Wall Street Journal in 2017. Winston-Salem is home to numerous corporate headquarters, including those of: BB&T, HanesBrand, Inc., Krispy Kreme Doughnuts, Inc., Lowes Food Stores, ISP Sports, Reynolds America, and Blue Rhino. Public and Private Investment has created the Wake Forest Innovation Quarter, an innovation district in downtown Winston-Salem which features business, education in biomedical engineering, information technology and digital media, as well as public gathering spaces, apartment living, and community events. Winston-Salem has become a leader in the fields of nanotech, high-tech, and bio-tech. Medical research is a rapidly growing local industry as a result of the large volume of research activity. The Reynolds family, namesake of the R. J. Reynolds Tobacco Company, played a large role in the history and public life of Winston-Salem. By the 1940s, 60% of Winston-Salem workers worked either for Reynolds or in the Hanes textile factories. The Reynolds company imported so much French cigarette paper and Turkish tobacco for Camel cigarettes that Winston-Salem was designated by the United States federal government as an official port of entry for the United States, despite the city being 200 miles inland. The Winston-Salem area is still the primary international manufacturing center for Reynolds brands of cigarettes. Winston-Salem has a number of colleges and universities, including: Wake Forest University, Winston-Salem State University, University of North Carolina School of the Arts, Salem College, Forsyth Technical Community College, Living Arts Institute, and Carolina University.

Surrounding *Demographics*

2022 Summary	3 Miles	5 Miles
Population	61,723	137,130
Households	23,976	16,282
Families	12,284	10,741
Average Household Size	2.26	2.53
Owner Occupied Housing Units	9,252	10,065
Renter Occupied Housing Units	14,724	6,216
Median Age	33.0	38.2
Median Household Income	\$42,468	\$53,217
Average Household Income	\$59,001	\$76,863

2027 Summary	3 Miles	5 Miles
Population	22,723	43,264
Households	8,375	16,809
Families	5,375	11,046
Average Household Size	2.62	2.52
Owner Occupied Housing Units	4,514	10,561
Renter Occupied Housing Units	3,861	6,248
Median Age	35.0	39.1
Median Household Income	\$48,261	\$60,651
Average Household Income	\$68,473	\$89,032



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The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.





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