

INDUSTRIAL LAND FOR SALE

3105 N GLENN AVENUE | WINSTON SALEM, NC 27105

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COMMERCIAL REAL ESTATE

Table Of Content

3. Property Dashboard

8. Floor Plan

9. Parcel Map

10. Market Overview

11. Surrounding Demographics

PROPERTY DASHBOARD

\$1,600,000

Sale Price

10.68

Total Acres

465,221

Total SF

Industrial / IOS

Land Sub Type

DEMOGRAPHICS

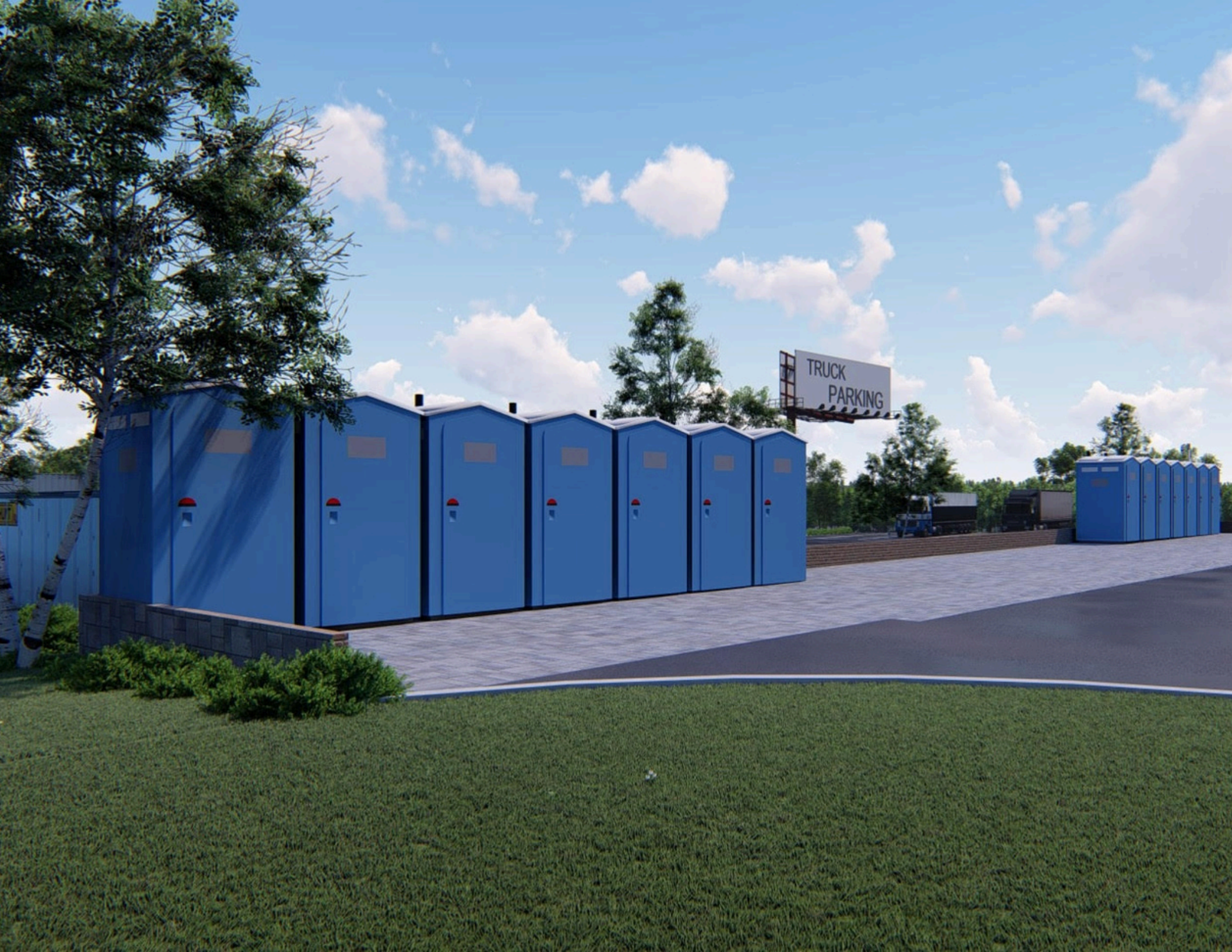
	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	7,000	45,000	85,000
MEDIAN HOUSEHOLD INCOME	\$45,000	\$55,000	\$60,000

PROPERTY HIGHLIGHTS

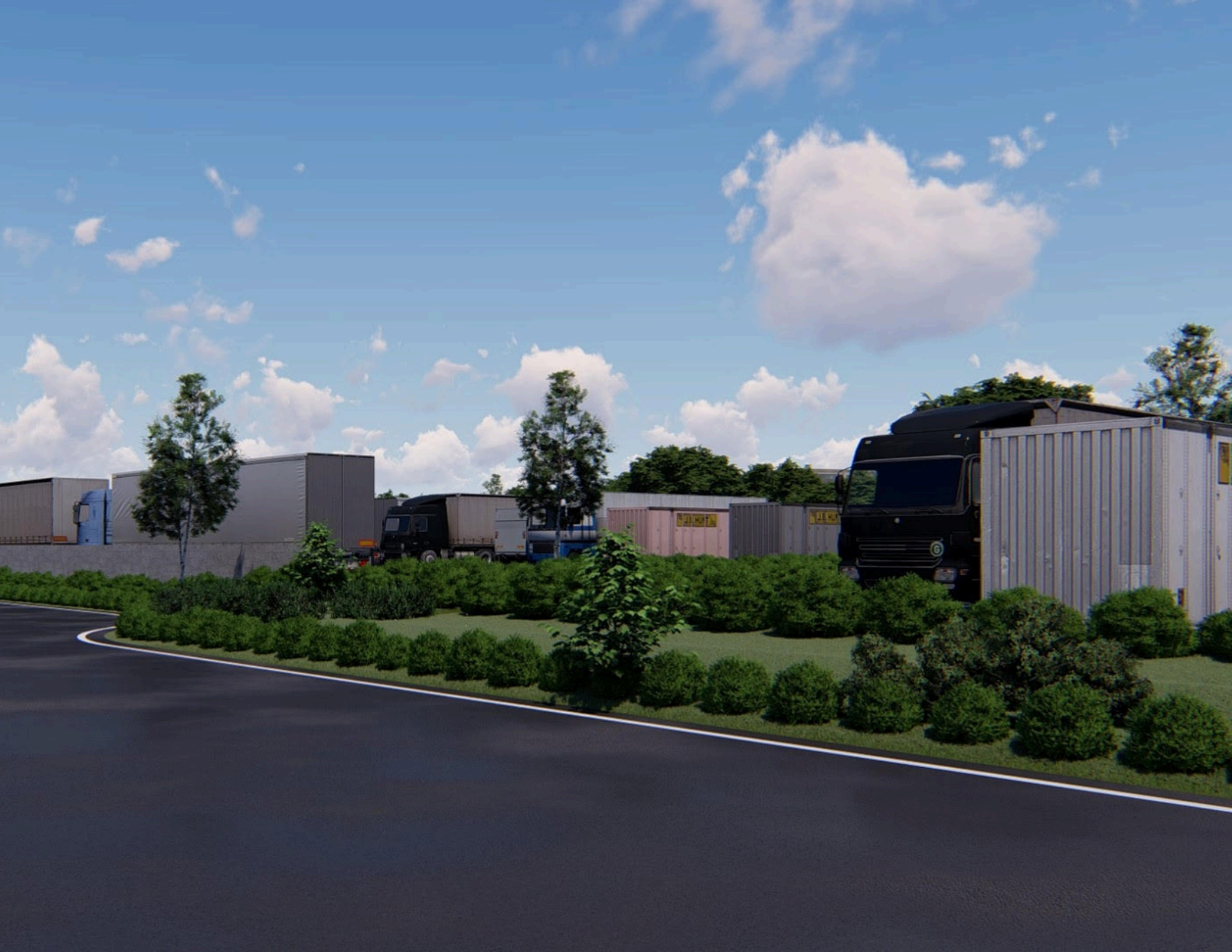
- **Prime Location:** Conveniently situated in Winston Salem with easy access to major highways, including US Hwy 52 and Hwy 421, making transportation a breeze. The property is located 16 miles from the airport and 16.3 miles from the rail terminal.
- **Gated and Paved:** The laydown yard is fully secured 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.

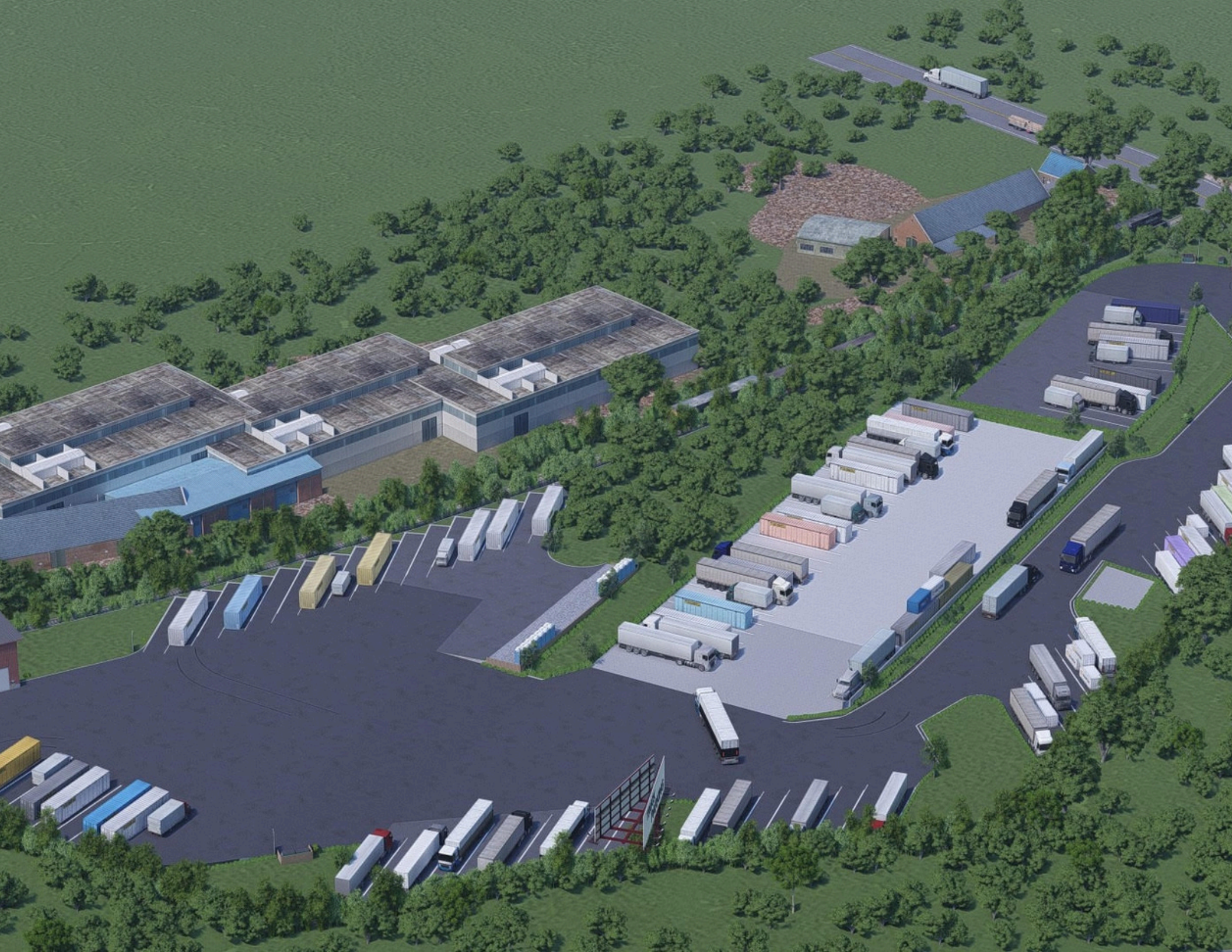






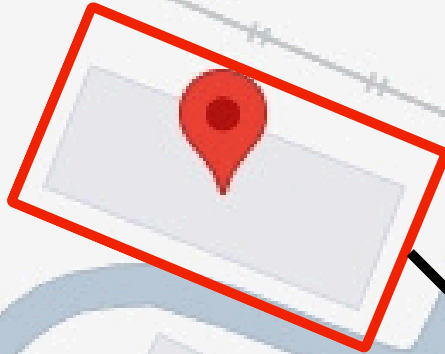
TRUCK
PARKING





PARCEL MAP

East Attachments

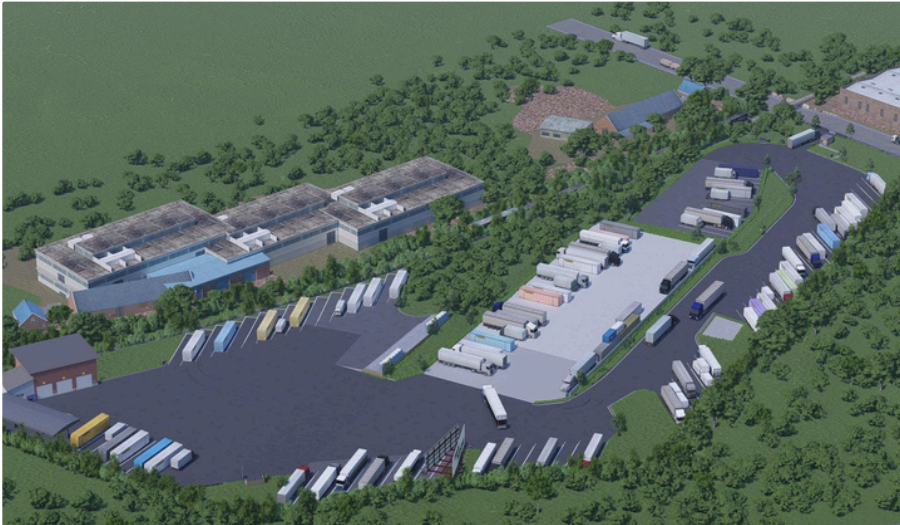


Indiana Ave

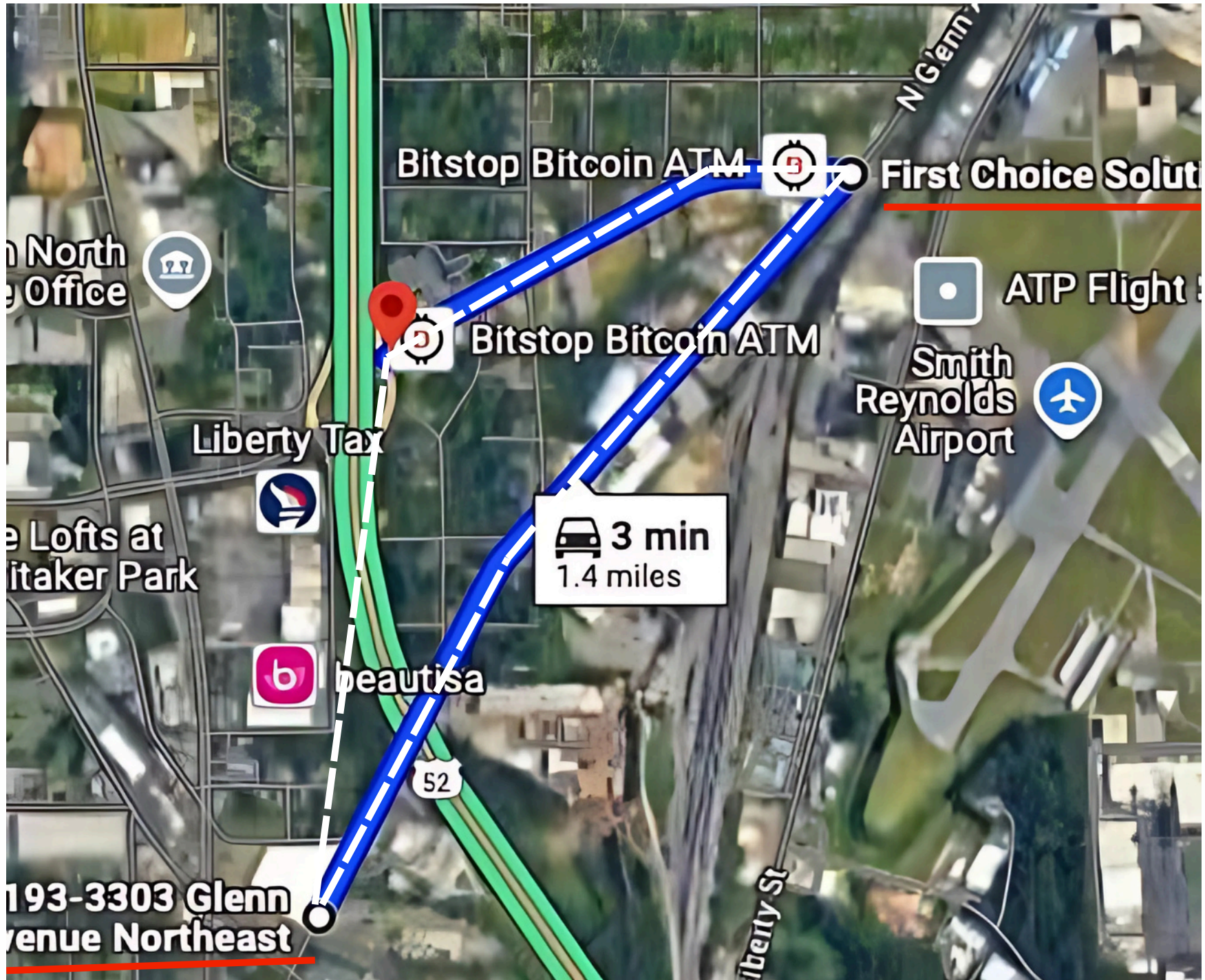
Special Event Transportation

IVY AVE

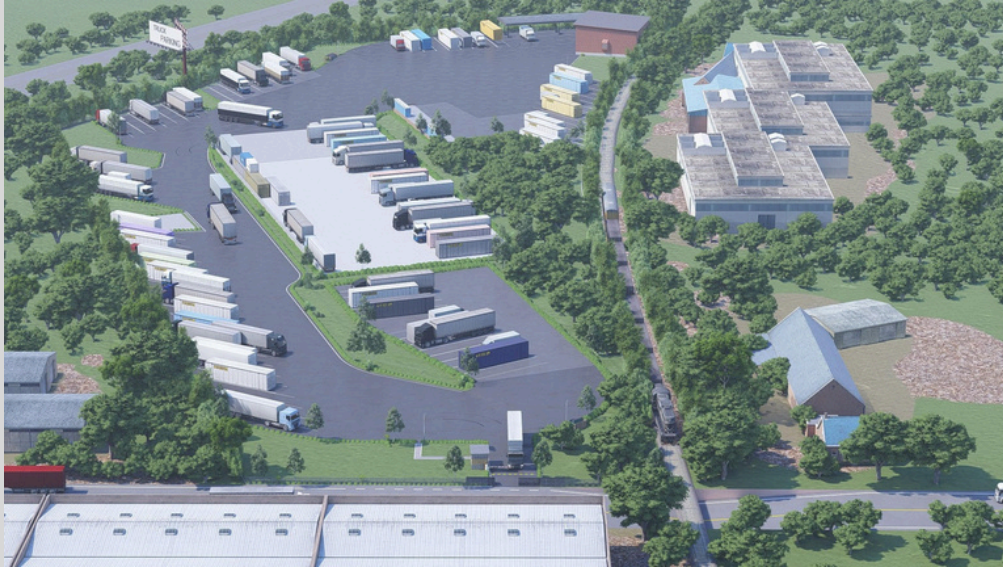
Shelton's



LOCATION MAP



MARKET OVERVIEW



Located in a prime area of Winston-Salem, NC, this property offers great potential for investors or businesses looking to expand in a thriving community. The property is conveniently positioned near the heart of the city's business hub, with access to a variety of industries, including healthcare, manufacturing, and retail. Wake Forest Innovation Quarter, a dynamic research park focused on biotechnology and advanced manufacturing, is just a short drive away, offering ample opportunities for collaboration and innovation. Additionally, the Forsyth County Technology Incubator is nearby, providing a space for tech startups and growing businesses. For dining, you'll find a variety of local restaurants, including The Porch Kitchen and Cantina, known for its creative Mexican dishes, and Di Lisio's Italian Restaurant, an upscale spot for authentic Italian cuisine. The location is well-connected to major highways, including Interstate 40 (I-40), U.S. Route 52, and U.S. Route 158, ensuring easy access to downtown Winston-Salem and surrounding areas. This property presents a fantastic opportunity to be part of a growing and vibrant community.

SURROUNDING DEMOGRAPHICS

2025 Summary	3 Miles	5 Miles
Population	63,736	140,142
Median Household Income	\$40,229	\$46,325
Average Household Income	\$61,488	\$70,116
Avg Household Size	2.2	2.2
Median Age	33.4	35.2
Owner Occupied Households	9,252	26,986
Renter Occupied Households	17,122	32,580
2030 Summary	3 Miles	5 Miles
Population	66,974	146,475
Median Household Income	\$48,261	\$60,651
Average Household Income	\$68,473	\$89,032
Avg Household Size	2.6	2.5
Median Age	35	39.1
Owner Occupied Households	9,728	28,336
Renter Occupied Households	17,979	34,209



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CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. 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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