



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

Retail & Office Built-To-Suit Pad Site

# St. George Square Court

615 St. George Square Court, Winston-Salem, NC 27103

GLA: 60,000 SF

TYPE: Medical/Office/Retail



**FOR LEASE**

**\$25.00/sf NNN**  
(\$3.25 - \$3.50 psf estimated TICAM)

For More Information

**Charlie H. Fulk, CCIM**

Cfulk@meridianrealty.com | 336.480.2089

**Spencer T. Bennett**

Spencer@meridianrealty.com | 336.480.2327

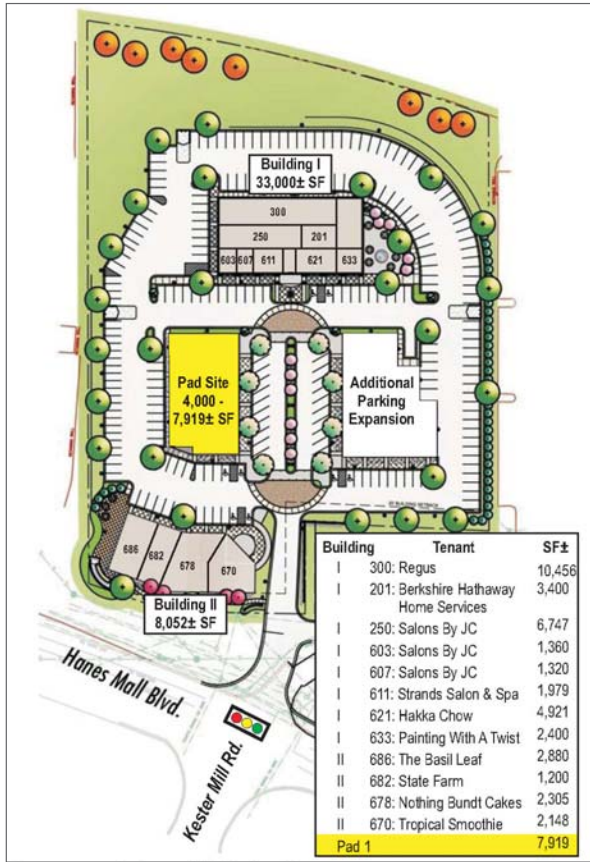
## Demographics

	1 mi.	3 mi.	5 mi.
Population	7,249	51,352	123,492
Average HH Income	\$45,000	\$74,968	\$77,745

## Traffic Counts

	14,000 CPD at Jonestown Road
48,000 CPD on 421	18,000 CPD at Hanes Mall Blvd.

WWW.MERIDIANREALTY.COM



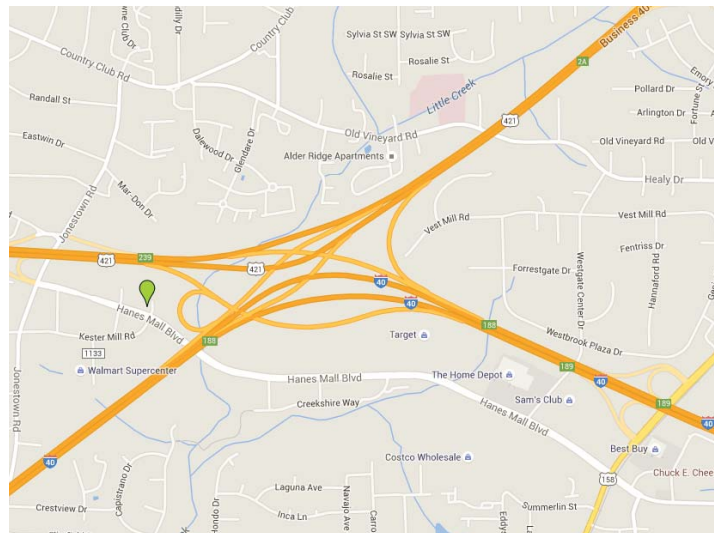
PAD SITE I RENDERING







- Beautiful 60,000± SF Class A Medical Office/Retail Development on Hanes Mall Boulevard
- Conveniently located between Stratford Road and Jonestown Road
- 1 build-ready pad site can accommodate up to 7,919± SF of new construction build-to-suit space ideal for Medical & Traditional Office, or Retail
- Abundant parking and easy access via signalized intersection
- Outstanding Hwy 421 visibility with hwy signage available



No warranty or representation (express or implied) is made as to the accuracy or completeness of the information set forth herein. All information is submitted subject to errors, omissions, change of price, prior lease or sale, and withdrawal without notice. All marketing material produced by the Meridian Realty Group is proprietary. Any reproduction is expressly prohibited.



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