

LEASE

3748 Reynolda Rd, Unit C
Winston Salem, NC



- 1,800 sq ft
- Convenient location
- Easy access
- Shell space
- Front door parking
- Modified-gross lease
- Ready for tenant build-out
- Email Carl@essainc.com for lease rates and details



Essa Commercial Real Estate, Inc.
1931 New Garden Road, Suite 200
Greensboro, North Carolina 27410



Carl Essa, CCIM, President
Carl@essainc.com
ESSAinc.com

Office (336) 297-1000
Fax (336) 297-1039
Cell (336) 314-4100

Front Elevations



Side & Rear Views



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Facing front door



Facing back door

Interior



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SOLID LOCATION

Winston Salem, NC

WELL DEVELOPED AREA

Surroundings Include:
Retail Shops, Banks, Restaurants,
& Other Professional Buildings

EASY ACCESS

- Reynolda Road/ Polo Road
- 4 miles from Wake Forest University



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**DOLLAR
GENERAL**

SITE




Reico Kitchen & Bath
Kitchen Hardware
& Accessories


OLDTOWN
VETERINARY HOSPITAL




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Demographic and Income Comparison Profile

3748 Reynolda Road, Winston Salem, North Carolina, 27106
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.16113
Longitude: -80.32447

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	6,819	43,621	97,559
Households	2,633	18,287	38,842
Average Household Size	2.59	2.31	2.38
2024 Summary			
Population	6,830	45,012	101,274
Households	2,655	18,906	40,397
Families	1,683	11,183	25,303
Average Household Size	2.57	2.31	2.38
Owner Occupied Housing Units	1,360	10,371	25,429
Renter Occupied Housing Units	1,295	8,535	14,968
Median Age	36.7	38.2	38.7
Median Household Income	\$67,393	\$65,630	\$76,100
Average Household Income	\$90,330	\$98,833	\$116,879
2029 Summary			
Population	6,799	45,925	105,038
Households	2,664	19,445	42,153
Families	1,678	11,451	26,320
Average Household Size	2.55	2.29	2.37
Owner Occupied Housing Units	1,439	11,135	27,374
Renter Occupied Housing Units	1,225	8,310	14,778
Median Age	37.9	39.3	39.7
Median Household Income	\$77,287	\$77,618	\$86,731
Average Household Income	\$104,026	\$115,994	\$136,040
Trends: 2024-2029 Annual Rate			
Population	-0.09%	0.40%	0.73%
Households	0.07%	0.56%	0.85%
Families	-0.06%	0.47%	0.79%
Owner Households	1.14%	1.43%	1.48%
Median Household Income	2.78%	3.41%	2.65%



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[illegible][illegible]

THE EDITOR, THE NEW YORK TIMES, NEW YORK

- If a molecule has two centers, it is unlikely that you will observe a reflection on each of your two views.
- Real estate agents of world fame tell this tale with regard to the so-called "billion-dollar" or "million-dollar" question: "Agree you accept as a term you agree to take on your own premises."
- On matters of confidentiality information with a real estate agent is assumed that the agent is acting on your behalf and you have entered into an agreement with that agent to represent you. Otherwise, the agent can make any confidential information with others.

[illegible]

_____. **Toward Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a bonded agent and be loyal to you. This may begin with an oral agreement, but your agent must enter into a written bonded agency agreement with you before making an offer to sell for you. The bonded agent will be responsible for any agent affiliated with a different real estate firm or for any representation.

_____ Real Agency: Real agency will occur if you lose a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and those listed at the same time. A dual agent's duties would be divided between you and the landlord, as the firm and the agents must not, as, the landlord, landlord must be a dual agent. Both you and the landlord must be a dual agent.

Designated First Agency: If you agree, the user selects the agency represented both you and the member, but the user cannot designate you agree is represented you and a different agency is represented the member. Please [consider the following questions and answer them.](#)

Very important indicators you will see again: that parents shall agree, must be put in writing no later than the first year of the child's life.

_____ **Re-spreadsheet Tenant (Landlord-subagent):** The agent who gave you this form may seek to sell you the your lease, but will not be representing you and has no loyalty to you. The agent will represent the landlord and is required to give the landlord any information about you (even personal, financial or confidential information) that would help the landlord in its lease efforts.

[illegible]



Demographic and Income Comparison Profile

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2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	262	9.9%	1,971	10.4%	3,571	8.8%
\$15,000 - \$24,999	110	4.1%	1,030	5.4%	2,524	6.2%
\$25,000 - \$34,999	168	6.3%	1,417	7.5%	2,797	6.9%
\$35,000 - \$49,999	406	15.3%	2,625	13.9%	4,914	12.2%
\$50,000 - \$74,999	497	18.7%	3,406	18.0%	6,053	15.0%
\$75,000 - \$99,999	548	20.6%	2,896	15.3%	5,761	14.3%
\$100,000 - \$149,999	328	12.4%	2,182	11.5%	5,252	13.0%
\$150,000 - \$199,999	165	6.2%	1,442	7.6%	3,467	8.6%
\$200,000+	172	6.5%	1,936	10.2%	6,058	15.0%
Median Household Income	\$67,393		\$65,630		\$76,100	
Average Household Income	\$90,330		\$98,833		\$116,879	
Per Capita Income	\$35,851		\$41,778		\$46,927	

2029 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	191	7.2%	1,555	8.0%	2,932	7.0%
\$15,000 - \$24,999	76	2.9%	766	3.9%	1,885	4.5%
\$25,000 - \$34,999	126	4.7%	1,170	6.0%	2,371	5.6%
\$35,000 - \$49,999	352	13.2%	2,362	12.1%	4,517	10.7%
\$50,000 - \$74,999	505	19.0%	3,419	17.6%	5,985	14.2%
\$75,000 - \$99,999	619	23.2%	3,214	16.5%	6,249	14.8%
\$100,000 - \$149,999	380	14.3%	2,608	13.4%	6,166	14.6%
\$150,000 - \$199,999	213	8.0%	1,922	9.9%	4,538	10.8%
\$200,000+	203	7.6%	2,429	12.5%	7,510	17.8%
Median Household Income	\$77,287		\$77,618		\$86,731	
Average Household Income	\$104,026		\$115,994		\$136,040	
Per Capita Income	\$41,642		\$49,383		\$54,945	



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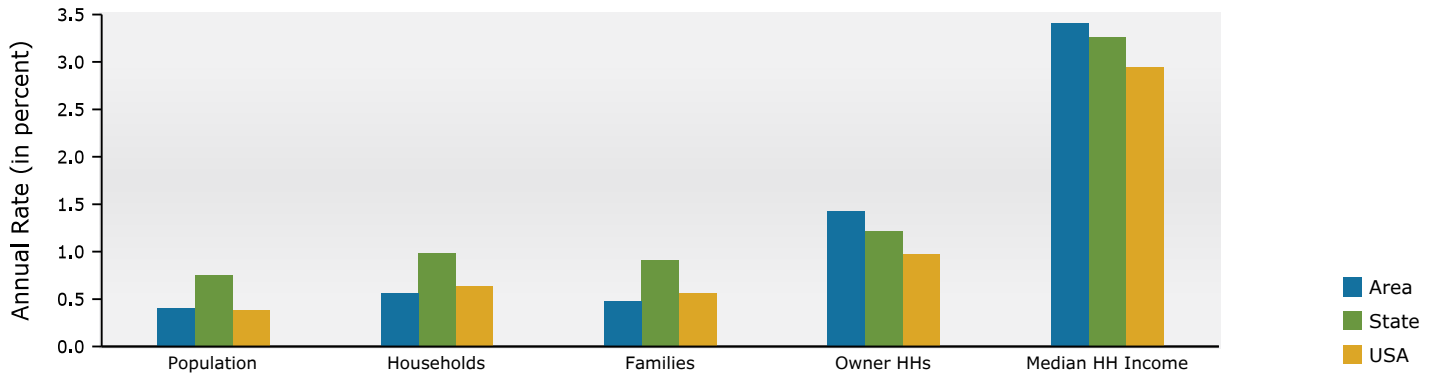
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Rings: 1, 3, 5 mile radii

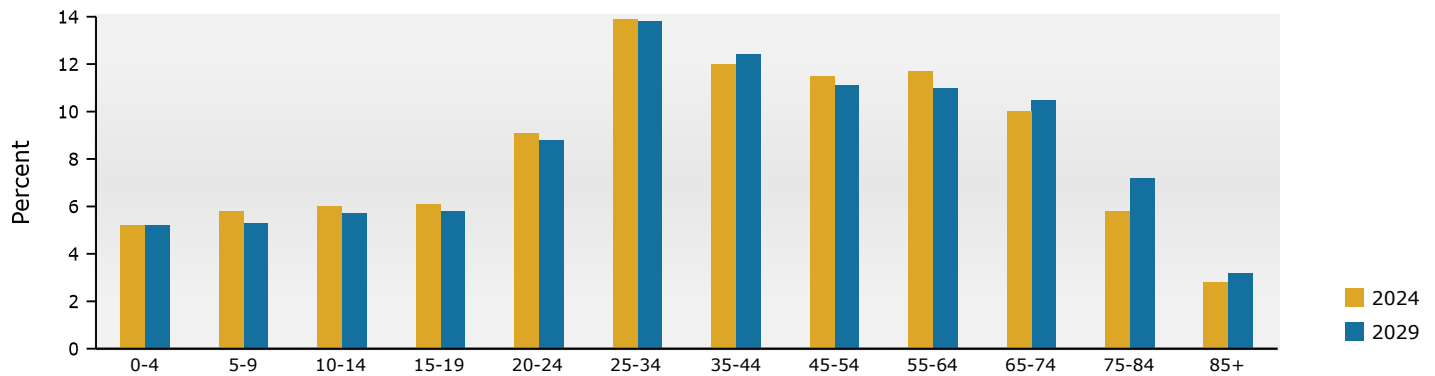
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3 miles

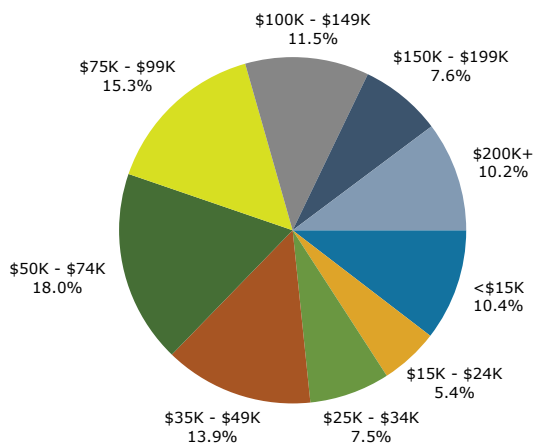
Trends 2024-2029



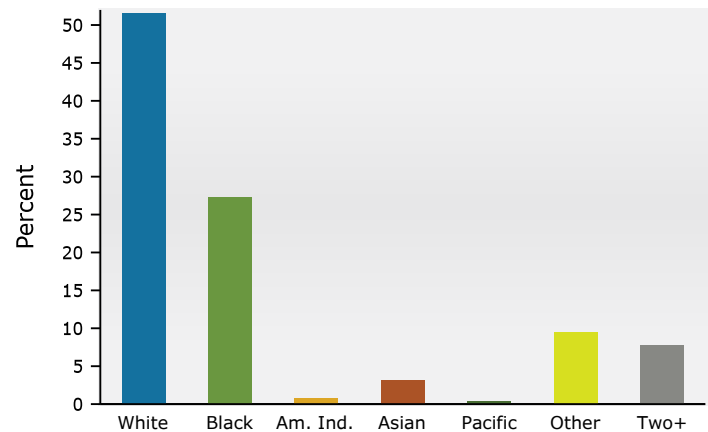
Population by Age



2024 Household Income



2024 Population by Race



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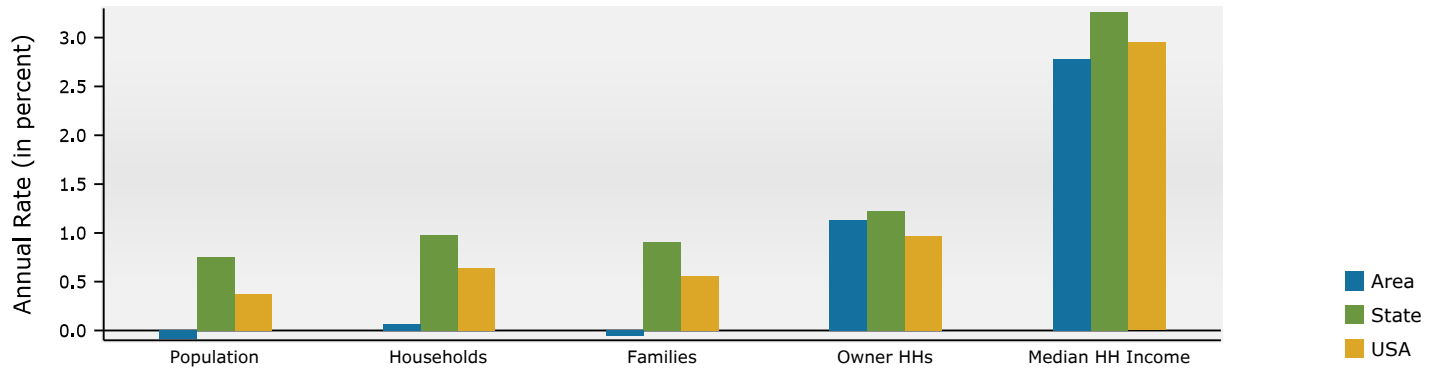
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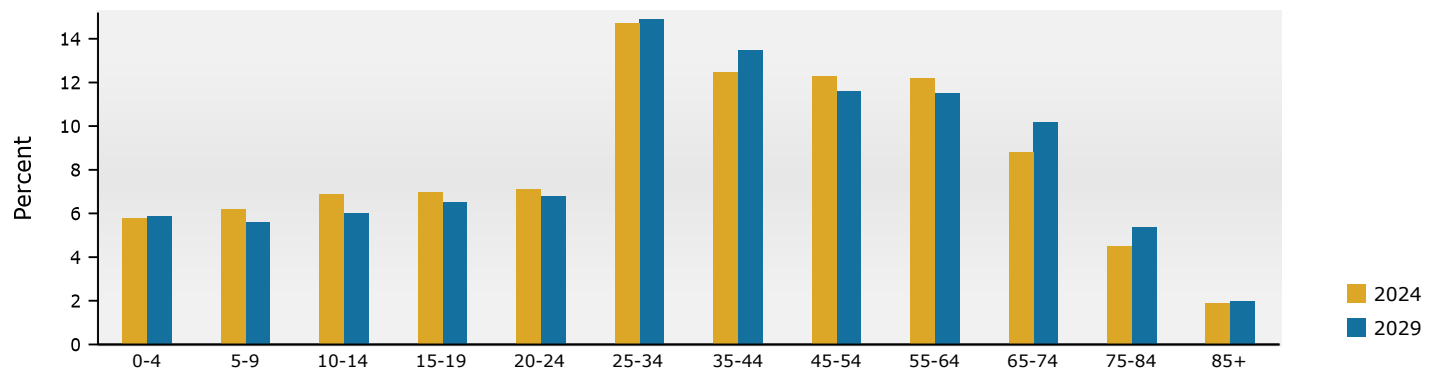
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1 mile

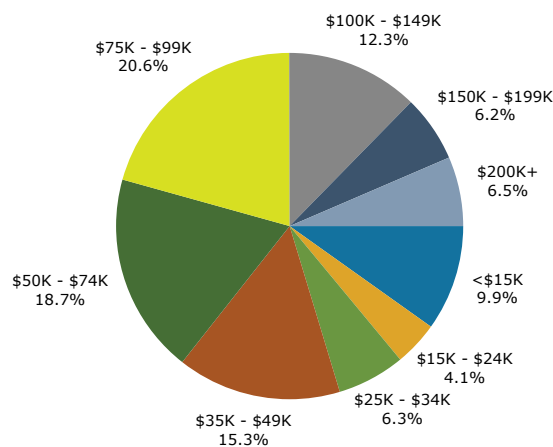
Trends 2024-2029



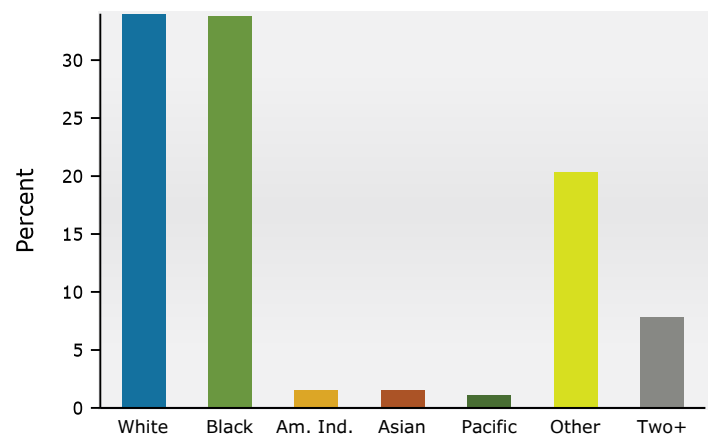
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.