

SHOPPES AT SOMERSET

FOR LEASE | 2530 SOMERSET CENTER DR., WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



RETAIL SHOPPING CENTER

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	1,450 – 1,592
LEASE RATE	\$16.00, NNN

DESCRIPTION

The Shoppes at Somerset is a Food Lion anchored neighborhood center located off South Stratford Road, just minutes from I-40, and Hanes Mall Boulevard. This highly visible shopping center is ideal for national and local retailers. Neighboring businesses include Sheetz Convenience Store, Subway, and Edward Jones.



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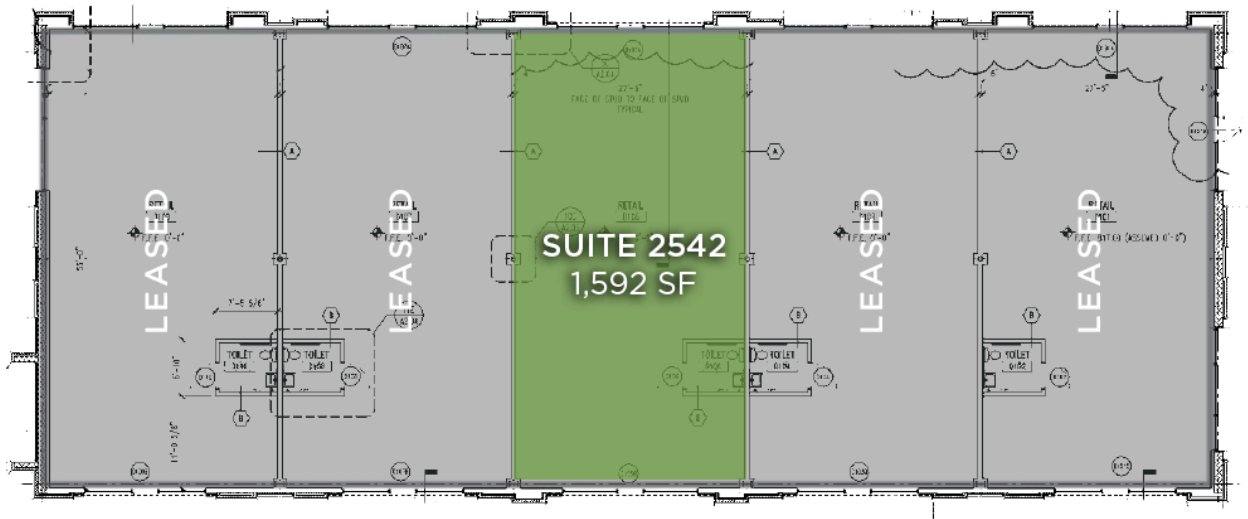
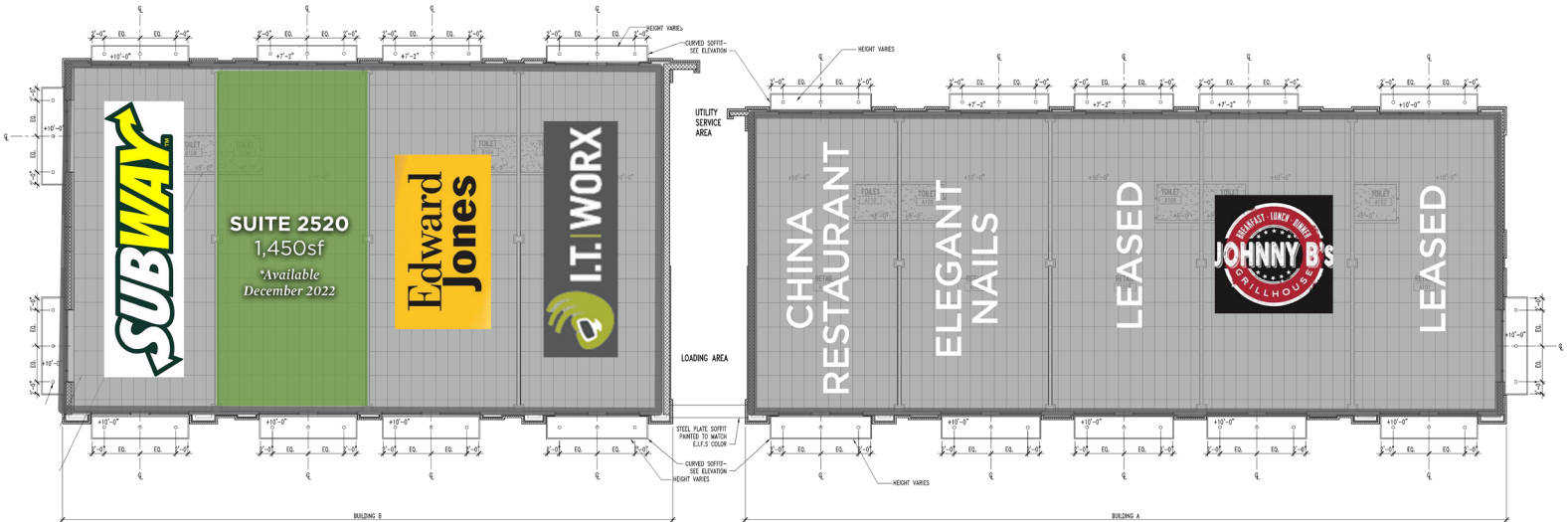
AVAILABLE SPACE

SUITE 2520

± 1,450 SF

SUITE 2542

± 1,592 SF



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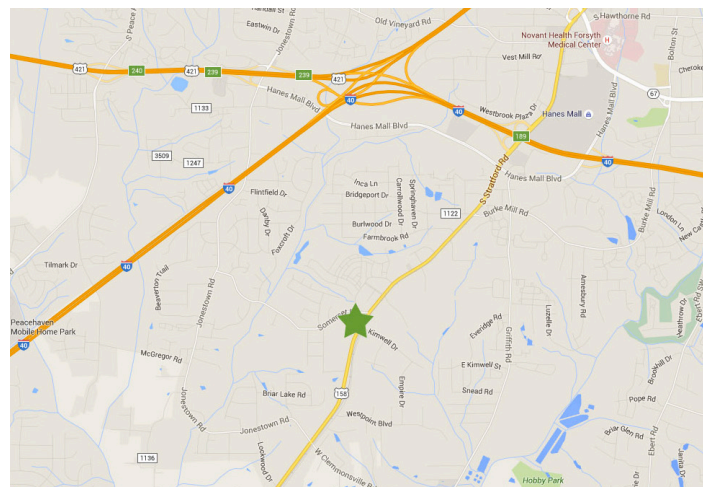
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KEY FEATURES

- Close to Hanes Mall Blvd. and I-40
- Anchor Tenant: Food Lion
- Outparcel: Sheetz Gas Station
- Lease Rate: \$16.00, NNN
- TICAM: \$3.00psf



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PROPERTY INFORMATION

PROPERTY TYPE	Retail	BUILDING SF ±	59,465
AVAILABLE SF ±	1,450 – 1,592	ACRES	8.57
YEAR BUILT	2006	PARKING	Ample
ZONING	NSB-S	TAX BLOCK/LOT	3900 503
TAX PIN	6803-79-2301	TAX MAP	2716/2416

PRICING & TERMS

LEASE RATE	\$16.00	LEASE TYPE	NNN
TICAM	\$3.00psf	TERMS	Tenant pays utilities & janitorial

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