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CAPITAL ADVISORS

DOWNTOWN
WINSTON-SALEM
±5.8 MILES



verizon

WINSTON-SALEM, NORTH CAROLINA
CONFIDENTIAL OFFERING MEMORANDUM

TABLE OF CONTENTS

Investment Overview

03 Executive Summary

Property Overview

04 Regional Map

05 Market Map

06 Submarket Map

07 Site Map

08 Property Photos

09 Site Aerials

Tenant Overview

11 Lease Summary & Rent Schedule

12 Tenant Summary

Market Overview

14 Market Analysis

16 Demographics

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INVESTMENT OVERVIEW

Executive Summary



PROPERTY SUMMARY

Address	1990 S Stratford Rd Winston-Salem, NC
Ownership	Fee Simple
Building Size	4,946 SF
Parcel Size	0.46 Acres
Parking	31 Spaces
Year Built	2012

INVESTMENT SUMMARY

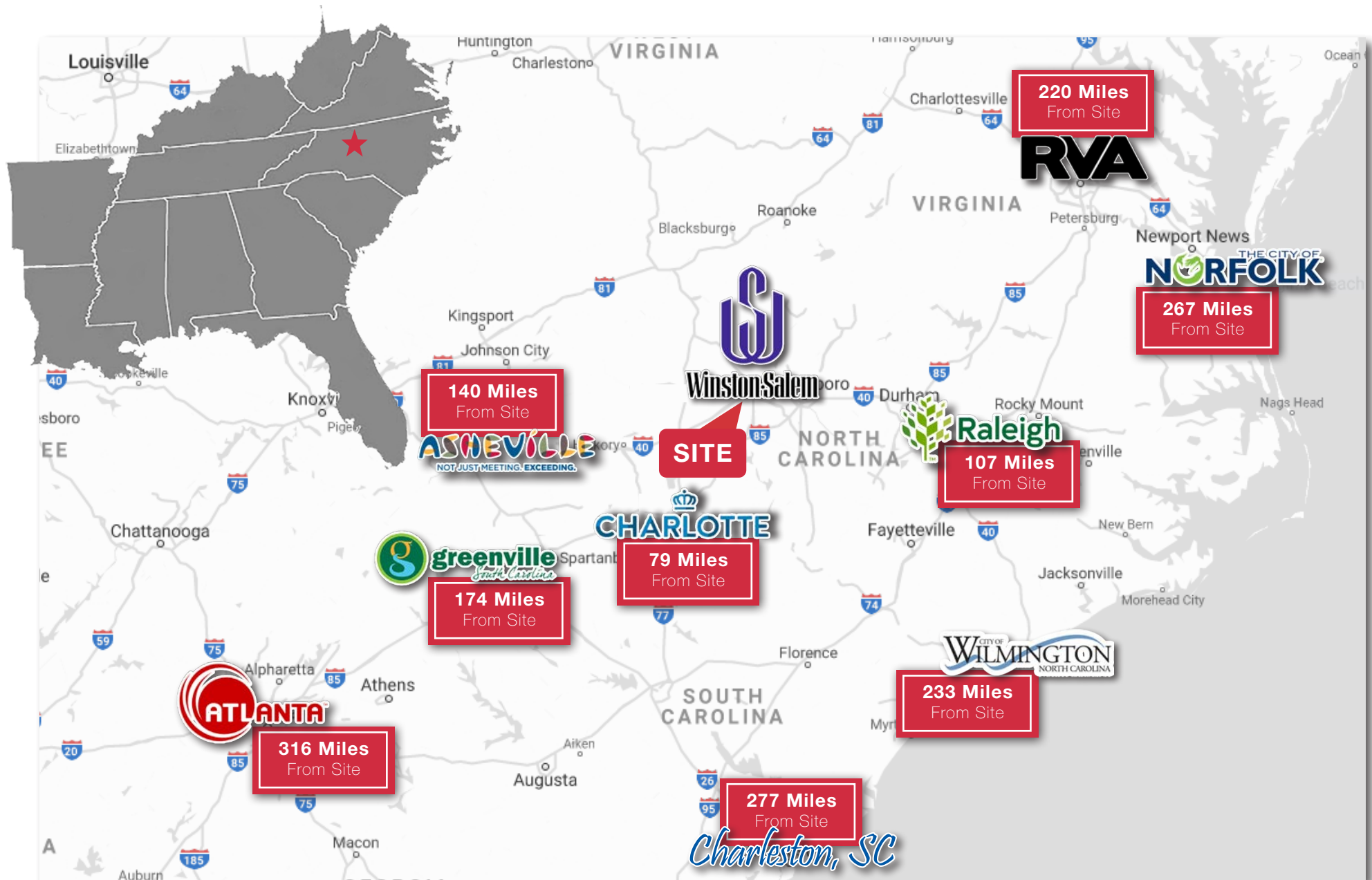
List Price	\$3,278,000
Cap Rate	6.25%
NOI	\$204,820
Lease Type	Modified NNN
Remaining Lease Term	±5.75 Years
Rent Increases	10% at 10/1/2029

PROPERTY HIGHLIGHTS

- **High Traffic Location:** This property ranks in the 87th percentile for annual foot traffic among Verizon stores nationwide and in the 89th percentile among Verizon locations across North Carolina (Placer.ai).
- **Long Term Tenant Commitment:** Verizon has demonstrated a strong commitment to this location, executing two early lease renewals over their 13 year occupancy, signaling long-term operational stability.
- **Prime Retail Corridor:** Perfectly positioned on S Stratford Road (±39,000 VPD) with secondary access from Hanes Mall Blvd (±28,500 VPD), the property is surrounded by top national retailers including Costco, Sam's Club, Chick-fil-A, Lowe's, Home Depot, Academy Sports, Target, PetSmart, Best Buy, and more.
- **High-Demand Retail Market:** 7.2 million square feet of retail in the immediately surrounding retail corridor, coupled with Winston Salem's low retail vacancy rate of just 2.7% (CoStar, Q3 2025), highlight the corridor's strong tenant demand and market fundamentals.
- **Excellent Interstate Access:** Located less than 0.25 miles from I-40 (±95,000 VPD), the property offers outstanding access and visibility, enhancing customer convenience and tenant performance.
- **Major Economic Growth Driver:** JetZero's recently announced \$4.7 billion manufacturing investment at nearby Piedmont Triad International Airport is expected to generate over 14,000 new jobs in the region over the next decade, driving sustained market growth.

PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

Market Map: The Piedmont Triad



PROPERTY OVERVIEW

Submarket Map



PROPERTY OVERVIEW

Site Map

verizon



*Site lines are approximate

PROPERTY OVERVIEW

Property Photos



PROPERTY OVERVIEW

Site Aerials



PROPERTY OVERVIEW

Site Aerials



INVESTMENT OVERVIEW

Lease Summary & Rent Schedule



LEASE SUMMARY

Tenant	Alltel Corporation
Tenant Classification	Corporate
Lease Type	Modified NNN
Building Size	4,946 SF
Original Lease Term	10 Years
Rent Commencement Date	5/21/2012
Rent Expiration Date	5/31/2031
Remaining Lease Term	±5.75 Years
Options	None
Increases	10% at 10/1/2029
Property Taxes	Tenant Responsible
Property and Liability Insurance	Tenant Responsible
Operating Expenses	Tenant Responsible
HVAC	Tenant Responsible
Roof & Structure	Landlord Responsible
Parking Lot	Tenant to Repair/Landlord to Replace

RENT SCHEDULE

Current Term	Monthly	Annually
10/1/2024 - 9/30/2025	\$17,068	\$204,820
10/1/2025 - 9/30/2026	\$17,068	\$204,820
10/1/2026 - 9/30/2027	\$17,068	\$204,820
10/1/2027 - 9/30/2028	\$17,068	\$204,820
10/1/2028 - 9/30/2029	\$17,068	\$204,820
10/1/2029 - 9/30/2030	\$18,775	\$225,302
10/1/2030 - 5/31/2031	\$18,775	\$225,302





Verizon Communications Inc. (NYSE, Nasdaq: VZ) is a leading global communications and technology company headquartered in New York City. Founded in 2000 through the merger of Bell Atlantic and GTE, Verizon has grown into one of the **world's largest providers of wireless, broadband, and enterprise services.**

Serving **over 150 countries and nearly all Fortune 500 companies**, Verizon generated **\$134.8 billion in revenue in 2024** and **ranked #30 on the Fortune 500 list** as of January 2025. The company boasts **146.1 million wireless retail connections** as of Q2 2025.

Verizon is widely recognized for its industry-leading network, earning top honors in J.D. Power's Wireless Network Quality Performance Studies for the 35th time and **ranking #1 for Network Quality in five U.S. regions.**

With a relentless focus on innovation, connectivity, and security, Verizon continues to empower how people live, work, and play—delivering the promise of the digital world to millions every day.

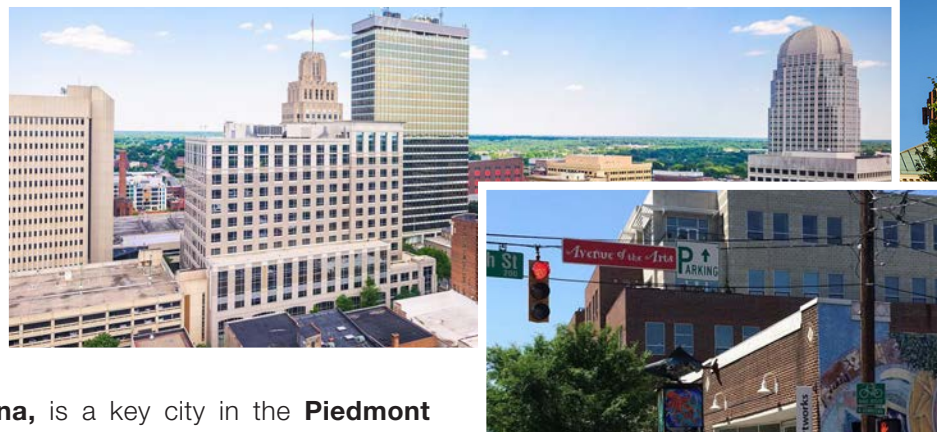


[WWW.VERIZON.COM](http://www.verizon.com)



MARKET OVERVIEW

Winston-Salem, North Carolina



Wake Forest University

Winston-Salem, North Carolina, is a key city in the **Piedmont Triad region**, alongside Greensboro and High Point. Known as the **"Twin City"** for its origins as two separate towns—Winston and Salem—merged in 1913, Winston-Salem blends rich history with a forward-thinking spirit. Often called the **"City of Arts and Innovation,"** it was home to the nation's first arts council (founded in 1949) and continues to foster a thriving creative community, with galleries, public art, and renowned performance venues.

The city is also a **major educational hub**, home to six colleges and universities, including **Wake Forest University**, Salem College, and the University of North Carolina School of the Arts. **Wake Forest University is ranked #46 in the 2025 U.S. News and World Report National Universities.** This academic presence contributes to a growing, highly educated workforce—**over 42% hold an associate's degree or higher.**

Winston-Salem is the birthplace of iconic brands like Krispy Kreme, Texas Pete, Hanes, and Dewey's Bakery, and remains a business center with major employers like **Hanesbrands, Reynolds American, Garner Foods, and Inmar.** It also hosts significant operations for Truist and Wells Fargo.

Beyond its economic and educational strengths, Winston-Salem offers a **high quality of life.** Residents and visitors can enjoy scenic parks, trails, vineyards, and historic districts, all while engaging with the city's dynamic cultural scene. It's a place where tradition and progress intersect—welcoming, innovative, and uniquely inspiring.



WINSTON-SALEM ACCOLADES

- ✓ **2025 Top 100 Best Places to Live**
Livability (2025)
- ✓ **#4 Best City for Business Costs**
Wallethub (2025)
- ✓ **#10 Best Mid-Size City for your Next Move**
The Zebra (2024)
- ✓ **#12 Cheapest Place to Retire Across America**
GoBankingRates (2025)
- ✓ **#18 Best Places to Live in the Southeast**
Livability (2025)
- ✓ **#20 Best Places for Young Professionals**
Forbes (2025)
- ✓ **#25 US City with a Booming Downtown**
24/7 Wall St (2024)

www.visitwinstonsalem.com | www.winstonsalem.com | www.cityofws.org

PIEDMONT TRIAD LOCATION & TRANSPORTATION

The Piedmont Triad, located in central North Carolina, is a 12-county region serving a **population of ±1.8 million people**. Positioned halfway between New York and Florida, as well as Washington, D.C., and Atlanta, the region offers strategic connectivity along the Mid-Atlantic corridor. **More than half of the U.S. population is within 650 miles**, making it a prime location for business and industry. Named for its three largest cities—**High Point, Greensboro, and Winston-Salem**—the Triad benefits from strong transportation networks and educational institutions that support a thriving economy. With approximately **900,000 jobs across diverse industries**, the region serves as a key hub for commerce, making it an attractive destination for businesses and residents alike.



www.piedmonttriadnc.com | www.ptirc.org | www.commerce.nc.gov



ROADS & HIGHWAYS

- Home to one of the largest concentrations of trucking companies on the East Coast, with FedEx Ground and UPS Ground operating regional hubs that sort over 100,000 packages per hour.
- The region has 12,000 miles of roadways, including major east-west routes I-40 and I-85 and north-south route I-77, with I-73 and I-74 partially completed and under construction.
- Strategically located at the intersection of five interstate highways (I-40, I-73, I-74, I-77, I-85) and several major federal highways (US 29, US 52, US 70, US 220, US 311, US 421), ensuring strong transportation and logistics connectivity.

PORT

- The Piedmont Triad offers easy access to major ports, including the Port of Wilmington (±220 miles), Port of Morehead City (±230 miles), and Port of Charleston (±280 miles), as well as key inland ports like Charlotte (±80 miles), Greer (±170 miles), and Dillon (±130 miles).

RAIL

- North Carolina boasts the largest consolidated rail system in the U.S. made up of 3,200+ miles of track, connections all the way to the coast, enabling import/export services to a large market, including 22 states via more than 20 carriers including CSX & Norfolk Southern.

AIR

- Piedmont Triad International Airport (PTI) offers 59 non-stop passenger flights daily and features a multimodal air cargo facility, with nearly all major trucking lines operating terminals nearby.

PIEDMONT TRIAD ECONOMY

The region's economy has historically been tied to textiles, furniture, and tobacco, but **new growth industries are emerging rapidly, creating a highly diversified economy**, with the largest employers representing different industry types, including **healthcare, banking, manufacturing, logistics, distribution, bio-technology, and aviation & aerospace**.

The Piedmont Triad region has recently seen **several major economic successes**:

- Toyota Battery Manufacturing North Carolina (TBMNC) will open its first North American electric vehicle battery manufacturing facility in 2025.
- John Deere is investing \$70 million to expand its operations in Kernersville, creating 150 new jobs.
- 7 Cinematics, an Emmy-winning production company, is relocating its headquarters, production, and warehouse facilities from Los Angeles and Nashville to Greensboro.
- Boom Supersonic has announced plans to build the Overture Superfactory in Greensboro, which will be the primary manufacturing site for the world's fastest and most sustainable supersonic airliner.

Read about more developments in the Piedmont Triad here: www.piedmonttriadnc.com/category/news-media/

The Triad **continues to produce well-qualified employees with 13 colleges and universities in the region** with a total enrollment exceeding 63,000, plus 9 technical and community colleges serving an additional 34,500 students. Approximately **25,000 degrees are awarded each year**. Some of these higher education institutions include Wake Forest University, High Point University, the University of North Carolina at Greensboro, Salem College, Greensboro College, North Carolina A&T State University, Winston-Salem State University, Bennett College, and Guilford College.



www.piedmonttriadnc.com | www.ptrc.org | www.commerce.nc.gov



PIEDMONT TRIAD STATS

Population	±1.8 million
Area	12 Counties
Major Cities	High Point, Greensboro, and Winston-Salem
Population Growth Rate	3% (2016 - 2021)
Rank	36th largest CSA in the U.S.
Industries	Healthcare, banking, manufacturing, logistics, distribution, bio-technology, and aviation & aerospace
Workforce	±900,000
College Enrollment	±100,000

MARKET OVERVIEW

Demographics



1 MILE RADIUS

Summary

	2025	2030
Population	6,002	6,090
Households	3,053	3,143
Families	1,421	1,447
Average Household Size	1.92	1.89
Owner Occupied Housing Units	1,254	1,305
Renter Occupied Housing Units	1,799	1,839
Median Age	41.1	42.9
Average Household Income	\$70,962	\$77,591

3 MILE RADIUS

Summary

	2025	2030
Population	60,259	61,143
Households	28,523	29,317
Families	14,847	15,086
Average Household Size	2.10	2.07
Owner Occupied Housing Units	15,469	16,332
Renter Occupied Housing Units	13,054	12,985
Median Age	40.0	41.5
Average Household Income	\$92,526	\$102,617

5 MILE RADIUS

Summary

	2025	2030
Population	150,825	155,052
Households	67,952	70,875
Families	37,205	38,264
Average Household Size	2.17	2.14
Owner Occupied Housing Units	38,022	40,403
Renter Occupied Housing Units	29,930	30,472
Median Age	39.6	40.8
Average Household Income	\$102,241	\$114,455

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 1990 S Stratford Rd, Winston-Salem, NC ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



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