

FOR LEASE

ST. GEORGE SQUARE

603-690 ST. GEORGE SQUARE CT | WINSTON-SALEM, NC



NEW TENANTS:

Join Hakka Chow, Regus and Berkshire Hathaway Home Services at St. George Square!

FEATURES:

- Class A Office / Retail Development
- 6,600 RSF Available on Second Floor
- Signalized intersection at Hanes Mall Blvd
- Potential building signage available
- Property is located on Hanes Mall Blvd which serves as one of the main retail arteries in Winston-Salem.
- Minutes from Hanes Mall and in close proximity to I-40 and Hwy 421.
- Space in shell condition and ready for "turn-key" tenant upfit

NEW INCENTIVE PROGRAM

BROKER INCENTIVE
Additional 1.5% commission bonus with pending LOI before 8/31/14

TENANT INCENTIVE
Cash credit equal to 6 months' rent to be paid at lease execution

FOR MORE
INFORMATION
PLEASE CONTACT

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2011 Traffic Counts

| | |
|-----------------|------------|
| Hanes Mall Blvd | 17,000 vpd |
| Highway 421 | 77,000 vpd |

2013 Estimated Demographics

| | 1 mile | 3 miles | 5 miles |
|-------------------|----------|----------|----------|
| POPULATION | 7,556 | 51,383 | 122,539 |
| AVERAGE HH INCOME | \$42,608 | \$64,922 | \$68,165 |
| NUMBER OF HH | 3,483 | 23,171 | 53,631 |
| AVERAGE AGE | 35.12 | 40.20 | 39.48 |

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