

**For Lease or Sale: Former Veterinarian Practice**  
**412 Jonestown Rd. Winston Salem, NC**  
**+/-6,603 SF Bldg. on 0.65 Acres**  
**Targeted Uses: Medical Office or Replacement Vet Practice**



**Site Amenities**

- ◆ +/-6,603 SF Well Appointed Bldg.
- ◆ 28 Parks, Capacity for +/-35 Spaces.
- ◆ Full movement curbcut to Jonestown Rd.
- ◆ Rear Access Easement through adjacent property to signal on Jonestown Rd.
- ◆ Midrise Pylon Sign with Reader Board.
- ◆ Broad regional access via US 421, Jonestown Rd., and Country Club Rd.

**Building Amenities:**

- ◆ Multiple entry points (as Vet: Dog, Cat, & Grooming/Boarding)
- ◆ Surgical Room
- ◆ X-Ray Room; Dental Clinic Room
- ◆ Four (4) private Exam Rooms
- ◆ Large Central Lab Area
- ◆ Large Break Room/Multiple Private Offices
- ◆ Pet Wash Room - Two (2) Tubs
- ◆ +/-45 Interior Kennels; +/-16 Stacked Animal Crates
- ◆ Original Construction 1971; Exp. 1995; Remodel 2016.

**Demographic Profile:**  
*(SUSA 2025)*

|                                 | <u><b>1 Mile</b></u> | <u><b>3 Mile</b></u> | <u><b>5 Mile</b></u> |
|---------------------------------|----------------------|----------------------|----------------------|
| <b>Population:</b>              | 8,413                | 57,662               | 134,853              |
| <b>Avg HH Income:</b>           | \$68,190             | \$112,727            | \$117,908            |
| <b>Employment/Daytime Pop.:</b> | 6,985                | 50,714               | 104,305              |

**Traffic Counts:**  
*(NCDOT 2023)*

|                         |            |
|-------------------------|------------|
| <b>US-421</b>           | 59,000 VPD |
| <b>Jonestown Rd:</b>    | 21,500 VPD |
| <b>Country Club Rd:</b> | 21,500 VPD |

**Call for Lease Rate and Pricing**

**RAYMOND D. COLLINS, JR., CCIM**  
**OFC: (336) 768-0555**  
**M: (336) 978-6444**  
**EM: ray@collinscommprop.com**  
**WEBSITE: www.collinscommprop.com**



**COLLINS  
COMMERCIAL  
PROPERTIES, INC.**  
**2990 Bethesda Place, Suite 601C**  
**Winston-Salem, NC 27103**

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412 Jonestown Road  
Winston Salem, NC  
+/- 6,603 SF Medical Office

Country Club Rd

Retail

Retail

Retail

SITE

Hobby Lobby,  
Michaels, Target,  
Ulta, Kohls,  
Sam's Club, Costco  
Home Depot  
Lowe's HI  
Others

Hanes Mall Blvd

CARMAX

WAL-MART



Waffle House



# **Sketch Floor Plan** **412 Jonestown Rd** **Winston Salem, NC**

