

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 to adjacent shopping center providing additional access to Jonestown Rd. & US 421.
- ◆ 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>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	8,413	57,662	134,853
Avg HH Income:	\$68,190	\$112,727	\$117,908
Employment/Daytime Pop.:	6,985	50,714	104,305

Traffic Counts:
(NCDOT 2023)

US-421	59,000 VPD
Jonestown Rd:	21,500 VPD
Country Club Rd:	21,500 VPD

Call for Lease Rate and Pricing

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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



421

40



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

