

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>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



Sketch Floor Plan

412 Jones town Rd
Winth Salem NC

