

FOR LEASE

305 Thurston Street  
Winston Salem, NC 27103



1007 Battleground Avenue, Suite 401  
Greensboro, NC 27408  
336-379-8771

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## 305 Thurston Street Winston Salem, NC 27103

**FOR LEASE - \$3,500/month (Modified Gross)**

305 Thurston Street is a 2,345 +/- square foot full-service salon and spa property. The space is located off of busy Stratford Road in Winston Salem, surrounded by retail and complimentary businesses. The property offers a large waiting room, area for stylists, as well as private rooms for esthetician, massage, and other spa services. Existing equipment can be sold separately. This turnkey salon and spa space is perfect for beauty and wellness professionals seeking to establish or expand their presence in the thriving Winston Salem market. This property's modern design and upscale ambiance provide an inviting environment for clients and staff alike.



### Property Highlights

- Spacious Stylist Area: Designed to accommodate multiple stylists, ensuring a comfortable and efficient workflow.
- Private Treatment Rooms: Ideal for services such as facials, waxing, and other personalized treatments.
- Break Room: A dedicated space for staff to relax and recharge.
- High-End Finishes: The salon features modern design elements that create an upscale ambiance, enhancing the overall client experience.
- Prime Location: Situated off Stratford Road, the property is nestled in a bustling area with high foot traffic and is easily accessible to clients.
- Property is occupied but can be available within 30-days.

### POPULATION



1 Mile	3 Miles	5 Miles
6,091	70,342	172,032

### AVERAGE HH INCOME



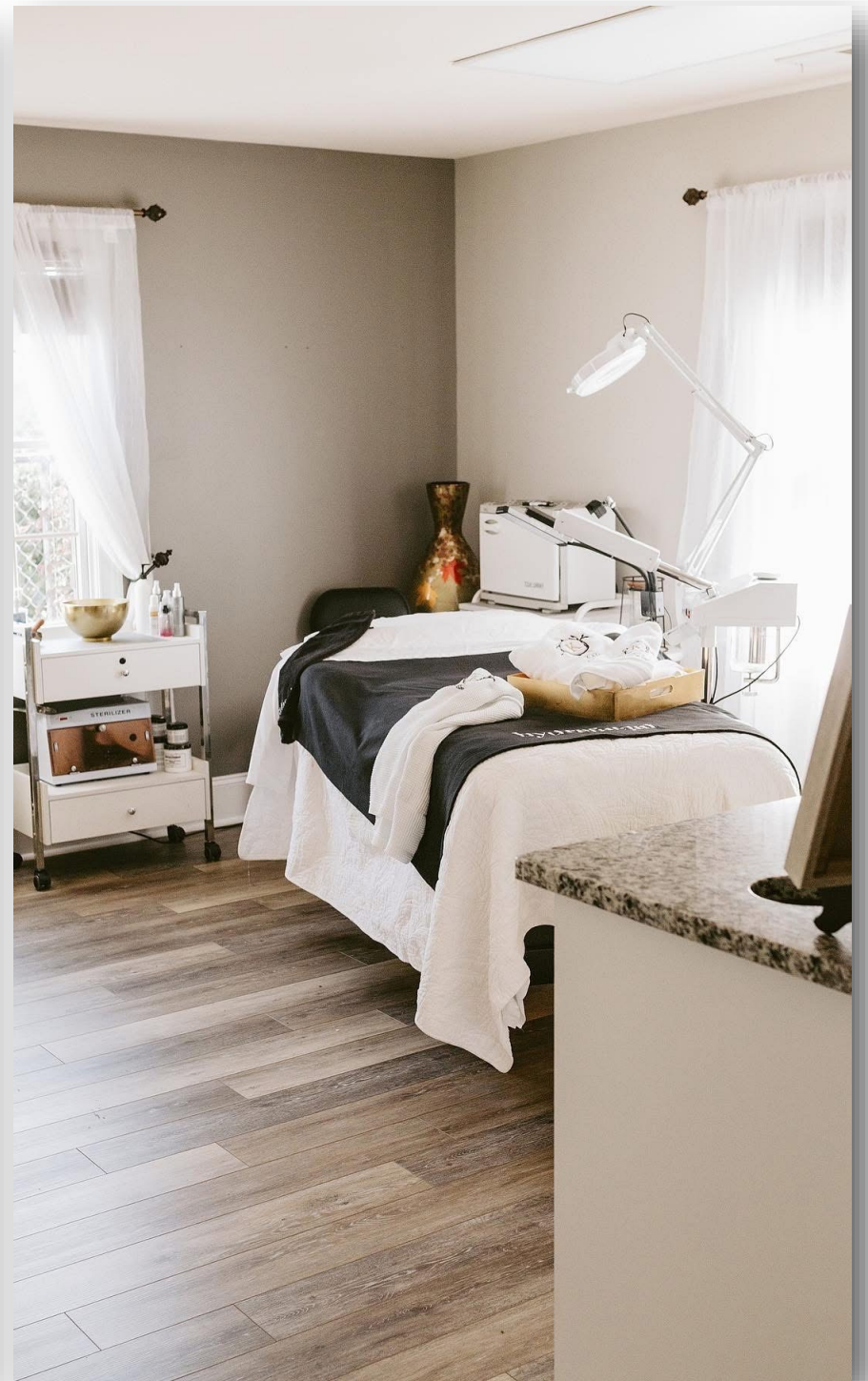
1 Mile	3 Miles	5 Miles
\$68,184	\$62,521	\$79,579

### TRAFFIC



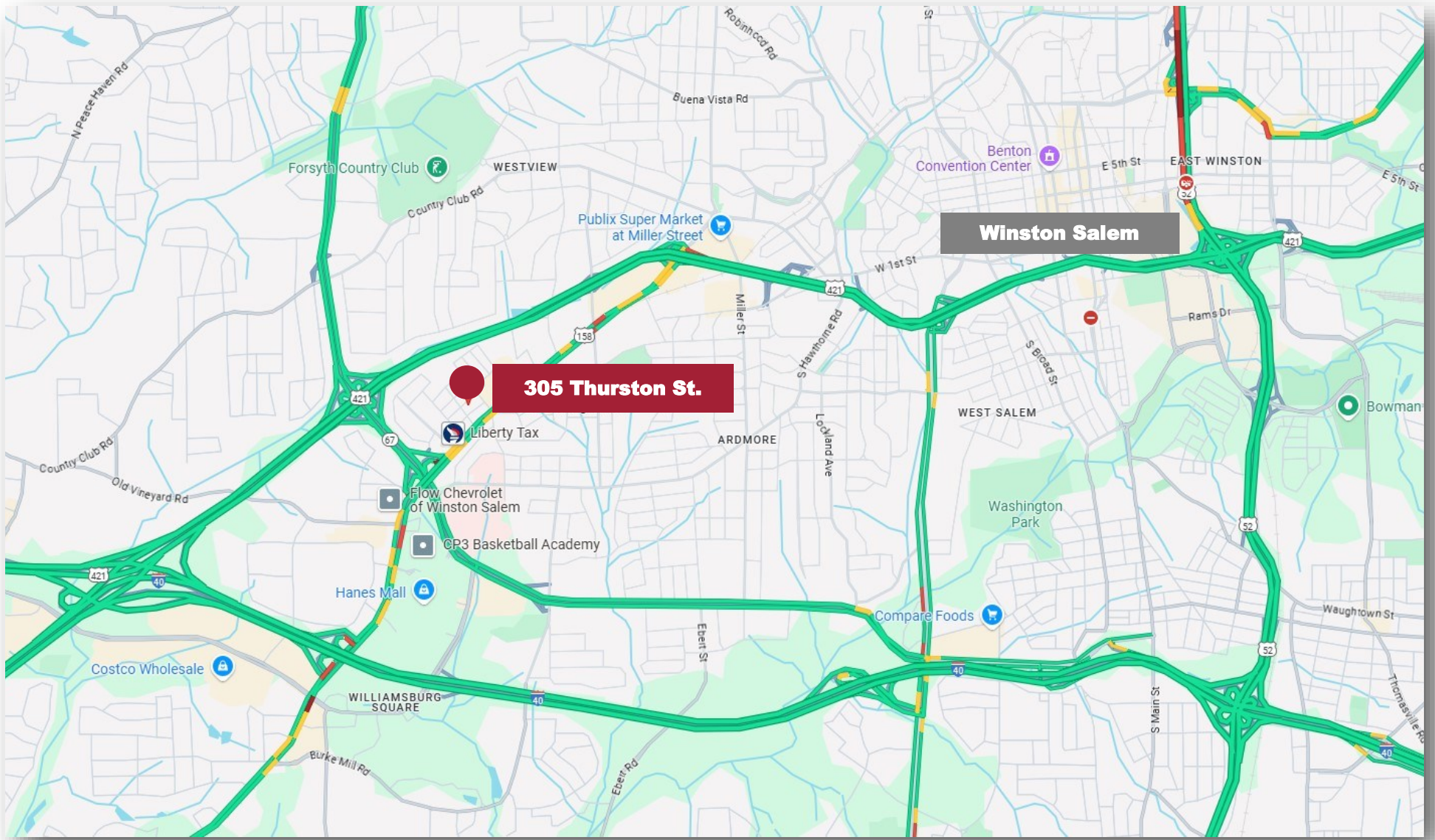
S Stratford Rd & Executive Pk Blvd

26,788 Vehicles Per Day









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