



HISTORIC RETAIL PROPERTY FOR SALE
1231 POLO ROAD, WINSTON-SALEM, NC

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CAMPUS • GAS •

York Properties is offering for sale an iconic Mid Century Modern landmark located within walking distance of Wake Forest University. This former gas station with rare architectural features has been renovated to accommodate a neighborhood gathering place consisting of a bar, grill and bottle shop. The property sits in the middle of residential neighborhood and is the only retail allowed in the area. This exclusive use ensures a built-in customer base within walking distance with no competition. The seller is open to continue to operate the existing business for a short period after a sale or to provide training to a new operator.





Well-preserved mid-century modern architecture, built 1965

Fully renovated interior and exterior, 2018

ASKING PRICE

\$2,600,000

OFFERING DETAILS

ADDRESS

1231 Polo Road, Winston-Salem, NC

BUILDING HIGHLIGHTS

± 3,200 SF

± 1.25 AC

Interior includes a full commercial kitchen, walk in cooler, a full bar and retail area (for bottle shop component of current tenant).

Interior renovations also include 2 glass roll up doors, open ceilings with exposed spiral ducting and modern light fixtures

Furniture, Fixtures and Equipment can convey with sale

Covered exterior seating, plus additional uncovered seating

Approved uses: art studio, office, retail, bar/restaurant

HISTORIC DESIGNATION

National Park Service Project 37522



CAPACITY

100 people



ZONING

Neighborhood Business



PARKING

33 Unreserved Spaces





MAKING HEADLINES

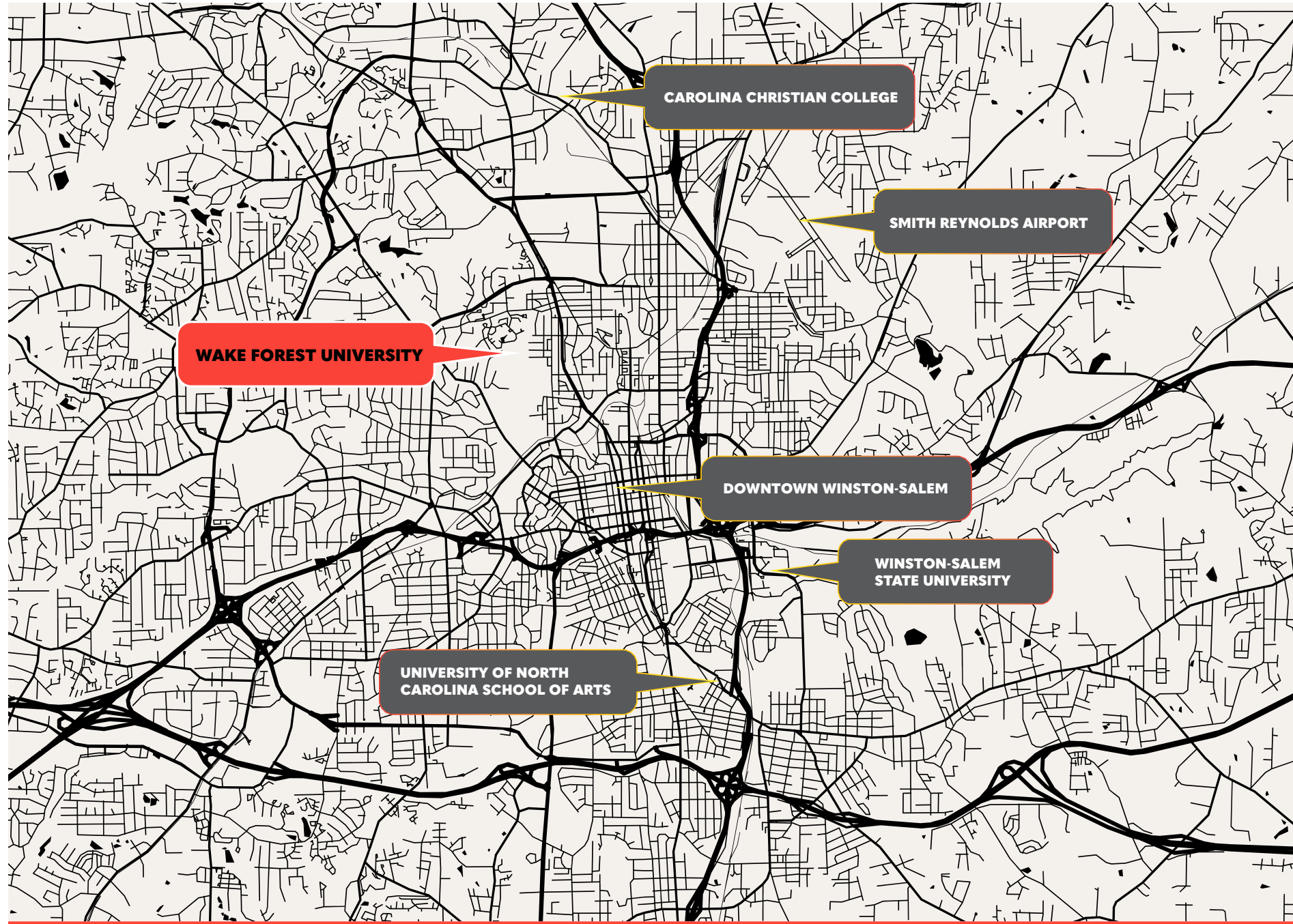
The Campus Gas property was recently featured in *Our State* magazine as one of six vintage gas stations serving up quality bites.

EXCERPT:

“The pumps are really just art now,” Ingold says. “We refurbished them, and people like taking pictures of them. They might set their beers on one or lean up against them while they’re talking. They’re just part of the atmosphere.” Like the majestic batwing canopy that shelters the outdoor seating area, and the two automotive bays where mechanics once changed oil and rotated tires, the just-for-show gas pumps remind visitors that “this place is almost timeless,” Ingold says. “Unless somebody told you, you wouldn’t know if this was 2019 or 1969, because not that much has changed. It’s a community place, and that’s what it’s always been.”

[READ FULL ARTICLE](#) 





LOCATION OVERVIEW

WINSTON-SALEM, NORTH CAROLINA

Winston-Salem - the seat of Forsyth County - has a population of nearly 250,000 and with High Point and Greensboro it forms the Piedmont Triad metropolitan area. The city is home to six colleges and institutions, most notably Wake Forest University, Winston-Salem State University, and the University of North Carolina School of the Arts which ranks as one of the best film schools in America. In 2021, the city ranked No. 46 out of 150 cities on the "Best Places to Live" list from U.S. News & World Report.

WAKE FOREST UNIVERSITY (WFU)

WFU is one of the premier private universities in North Carolina and is regularly in competition with Duke University in Durham, for students, faculty, grants and research funding. The university provides a multi-billion dollar economic value to the Triad estimated at \$3.3 billion in 2015.



28

Ranking in 2022
US New and
World Report Best
National University



18

No. of Division I
sports competing in
the Atlantic Coast
Conference



5,441

Total Undergraduate
Enrollment with
11,945 first year
applicants



42

Majors available
across 6 colleges
and schools

WINSTON-SALEM STATE UNIVERSITY (WSSU)

Founded in 1892, WSSU enjoys a distinguished reputation as a historically black constituent institution of the University of North Carolina. It offers a rich curriculum rooted in a high-quality, liberal education.

UNIVERSITY OF NC SCHOOL OF THE ARTS

The University of North Carolina School of the Arts is a top-ranked creative and performing arts conservatory. Founded in 1963 as America's first public arts conservatory, UNCSCA celebrates more than 50 years of training wildly creative, gifted and hardworking young artists to do what they love, and do it brilliantly!

CAROLINA CHRISTIAN COLLEGE

Carolina Christian College is a 4-year and above, private-not-for-profit special focus faith-based institution. Carolina Christian College educates persons for Christian ministries through Biblical and theological studies, general education in the arts and sciences, and professional studies.

QUICK FACTS

- The Smith-Reynolds Airport, just minutes from downtown, provides an effective base of operations for corporate aircraft, air charter services, general aviation, and air cargo. The facilities are ideally suited for aircraft maintenance, repair and overhaul (MRO) operations.
- With a median home price of \$143,600, Winston-Salem is ranked in the top 20 places to live in the South.
- Winston-Salem's nickname is "the city of arts and innovation."
- Once a tobacco and textiles manufacturing powerhouse, Winston-Salem is now home to the one of the fastest-growing innovation districts in the country and a flourishing arts community.



TRIAD NEWS

North Carolina's Piedmont Triad comprises 12 counties in central North Carolina surrounding the cities of Greensboro, Winston-Salem and High Point. The Piedmont Triad's mid-Atlantic location makes the region the perfect location for business.



POPULATION
1.7 MILLION

More than 1.7 million residents live in the Piedmont Triad; the population continues to grow.



LABOR FORCE
815,000

More than 815,000 are available to work; Approximately 25,000 degrees are awarded each year.



PRIME LOCATION

Interstates 85, 40, 77, 74 and 73 provide access to major markets all over the country.



TECHNOLOGY PIPELINE

Cultivating Tech Talent

Greater Winston-Salem, Inc. is encouraging the growth of the technology talent pipeline through the launch of the Tech Talent Recruitment Fund. The fund offers \$2,500 - \$5,000 in direct payments to companies for each full-time technology position they fill.



COVID-19 EFFORTS

Celebrating First in Flight

Atrium Health Wake Forest Baptist and its healthtech business enterprise operated through the Innovation Quarter, iQ Healthtech Labs, are taking COVID-19 vaccination efforts to new heights with drone deliveries – the first COVID-19 vaccine drone delivery program in the country.



GRANT PROGRAM

Improving Business Success

A local grant program offers funding for COVID-19 relief to Black and Latinx-owned small businesses in Winston-Salem and Forsyth County. The Minority Business Enterprise (MBE) grant fund is focused on improving business success, job retention, and job creation for minority-owned businesses.

JOB



Toyota to bring 1,750-job car battery plant to North Carolina megasite

"Toyota Motor Co. (NYSE: TM), along with state and local officials have announced Toyota will invest \$1.29 billion and create 1,750 jobs in the first of what may be a two-phase project at the site. The second phase, if built, would bring a total investment of \$3.4 billion and 3,875 jobs.

The company plans to begin operations there in 2025. The new plant in Randolph Co. will initially produce batteries for Toyota's hybrid electric vehicles and intends to produce batteries for battery electric vehicles long term."

JOB



North Carolina lands Denver-based Boom Supersonic jet factory.

"Boom Supersonic, a fledgling aviation startup with plans to revive supersonic passenger travel, will build a \$500 million "flagship" production facility at Greensboro's Piedmont Triad International Airport, after the company received an incentive package worth \$121.5 million from the state of North Carolina and Guilford County

The facility will employ up to 1,761 workers earning an average salary of \$68,792 per year..."

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Maintenance · Association Management · Construction
Landscaping · Accounting

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