

Class A” Retail - Cloverdale Plaza - Winston Salem NC
1,600 & 3,000 SF Available; 9,000 SF Available 7/24
Join Harris Teeter, Starbucks, Panera Bread, & Heartland Dental



Trade Area: Cloverdale Plaza is one block westward of Atrium WFU Baptist Hospital - Forsyth County’s largest employer (20,000+). Central to Winston Salem most popular high income neighborhoods: Buena Vista to the north and Ardmore to the south and west. The surrounding daytime population/work force compliments the high residential population density.

Space Available: **1,600 SF & 3,000 SF - Immediate Availability**
9,000 SF Available 7/2024

Co-Tenants: Harris Teeter, Panera Bread, Starbucks, Heartland Dental, Dollar Tree, Barberito’s, Mario’s Pizza, Sola Salon, Great Clips and others.

Demographic Profile: (SUSA 2023)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	10,188	75,758	173,440
	Avg HH Income:	\$117,112	\$96,884	\$85,643
	Employment/Daytime Pop.:	8,444	62,928	140,281

Traffic Counts: (NCDOT 2020)	Cloverdale Ave:	13,500 VPD
	Miller Street:	15,000 VPD
	Bus I-40/Salem Pkwy:	33,500 VPD

LEASE RATE: Call for Lease Rates

<p>RAYMOND D. COLLINS, JR., CCIM O: 336-768-0555 M: 336-978-6444 EM: ray@collinscommprop.com WEBSITE: www.collinscommprop.com</p>		<p>COLLINS COMMERCIAL PROPERTIES, INC. 2990 Bethesda Place, Suite 601C Winston-Salem, NC 27103</p>
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Cloverdale Plaza Winston Salem NC

Beuna Vista

Ardmore

Legend



CBD

Miller Street 15,000 VPD

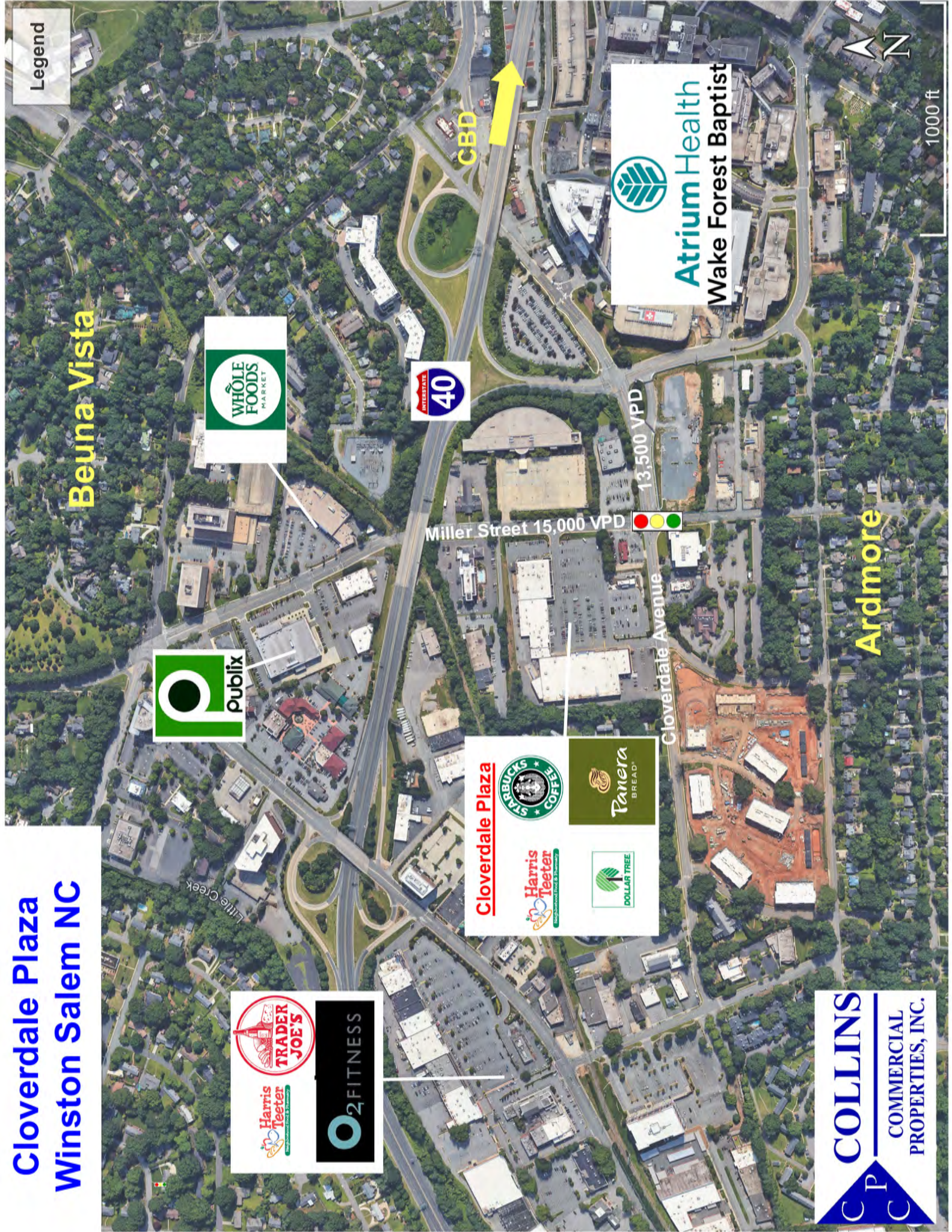
13,500 VPD



Cloverdale Plaza



1000 ft





TENANT

- 1. Harris Teeter 60,279
- 2. Heartland Dental 9,557
- 3. Blue Ridge Tob./Candle 2,789
- 4. Great Clips 1,115
- 5. Jersey Mikes 1,945
- 6. **CVS - Available 7/24** 9,000
- 7. Sola Salon 4,800
- 8. **Available 3/24** 3,000
- 9. **Available** 1,600
- 10. Barberito's (Coming Soon) 3,200
- 11. Performance Nutrition 1,200
- 12. Kowloon Chinese 1,680
- 13. Bart Nutrition 720
- 14. Starbucks 2,200
- 15. Dollar Tree 14,849
- 16. Ise Japanese 2,932
- 17. Panera Bread 5,530
- 18. Mario's Pizza 3,686
- 19. Angle Touch Nail & Tanning 2,508

Miller Street

Cloverdale Avenue

