

Class A” Retail - Cloverdale Plaza - Winston Salem NC
1,600, 3,000, 4,600 SF or 9,000 SF Immediate Availability
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 (Can be combined as 4,600 SF) Immediate Availability**
9,000 SF Jr. Anchor Space - Immediate Availability

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



<u>Ste.</u>	<u>TENANT</u>	<u>SF</u>
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.	Available	9,000
7.	Sola Salon	4,800
8.	Available	3,000
9.	Available	1,600
10.	Barberito's	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 Restaurant	2,932
17.	Panera Bread	5,530
18.	Mario's Pizza	3,686
19.	Angle Touch Nail & Tanning	2,508

