

**Cloverdale Plaza**  
Cloverdale Ave. & Miller St.  
Winston-Salem, NC

GLA: 132,190 Sq. Ft.

Parking: 531

Anchor Tenants: Harris Teeter, CVS/Pharmacy,  
Dollar Tree, Panera Bread, Starbucks

Immediate Availability:

1,200 Sq. Ft. (Space #13 Sublease or New Lease)

3,000 Sq. Ft. Former Ultra Tan (Space # 10)

3,200 Sq. Ft. Restaurant Space (Space #12)

Potential Availabilities or Sublease:

9,557 Sq. Ft. Jr. Anchor Space (Space #2)

*Lease Rates: Call or Email Ray Collins for Terms of Availability &  
Pricing*

Winston-Salem, NC | [www.kimcorealty.com/0126](http://www.kimcorealty.com/0126)

Leasing Broker

Raymond D. Collins, Jr., CCIM

O: (336) 768-0555 M: (336) 978-6444

EM: [ray@collinscommprop.com](mailto:ray@collinscommprop.com)



Kimco Center - NC 0126



# CLOVERDALE PLAZA







CLOVERDALE AVE. & MILLER ST., WINSTON-SALEM, NC

MANAGED BY AN AFFILIATE OF



**GLA:** 132,190 SF **ACRES:** 13 **PARKING SPACES:** 531 **MSA:** Winston-Salem (NC) **WEB LINK:** [kimcorealty.com/0126](http://kimcorealty.com/0126)

## DEMOGRAPHICS

	 POPULATION	 DAYTIME POPULATION	 HOUSEHOLDS	 AVG. HH INCOME	 MED. HH INCOME	 PER CAPITA INCOME
2017 ESTIMATES						
1 MILE	9,252	19,093	4,500	\$88,063	\$55,987	\$43,256
3 MILE	72,704	155,882	30,437	\$71,811	\$40,726	\$31,466
5 MILE	168,458	260,006	70,224	\$65,564	\$39,877	\$28,100
10 MILE	342,658	404,083	137,743	\$69,167	\$47,467	\$28,231

## LEASING REPRESENTATIVE

**SIGHLA FINAZZO**

(954) 956-2104 | [sfinazzo@kimcorealty.com](mailto:sfinazzo@kimcorealty.com)



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## TENANT

TENANT	SQFT
1 Harris Teeter	60,279
2 Ace Hardware	9,557
3 Blue Ridge Tobacco	2,789
4 Great Clips	1,115
5 Jersey Mike's Subs	1,945
6 CVS	9,000
9 Sola Salon	2,400
10 Ultra Tan	3,000
11 Wine & Design	1,600
12 Cloverdale Kitchen	3,200
13 Boost Mobile	1,200
14 Kowloon Chinese Restaurant	1,680
15 Weight Loss & Nutrition Center	720
16 Starbucks Coffee	2,200
17 Dollar Tree	14,849
18 Ise Japanese Inc.	2,932
19 Panera Bread	5,530
20 Mario's Pizza	3,686
21 Angel Touch Nail & Tanning	2,508

Potential Availability

## LEASING REPRESENTATIVE

### SIGHLA FINAZZO

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Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curbs-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curbs-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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Revision Date: 07/02/18  
 Original Date:

## LEASING REPRESENTATIVE

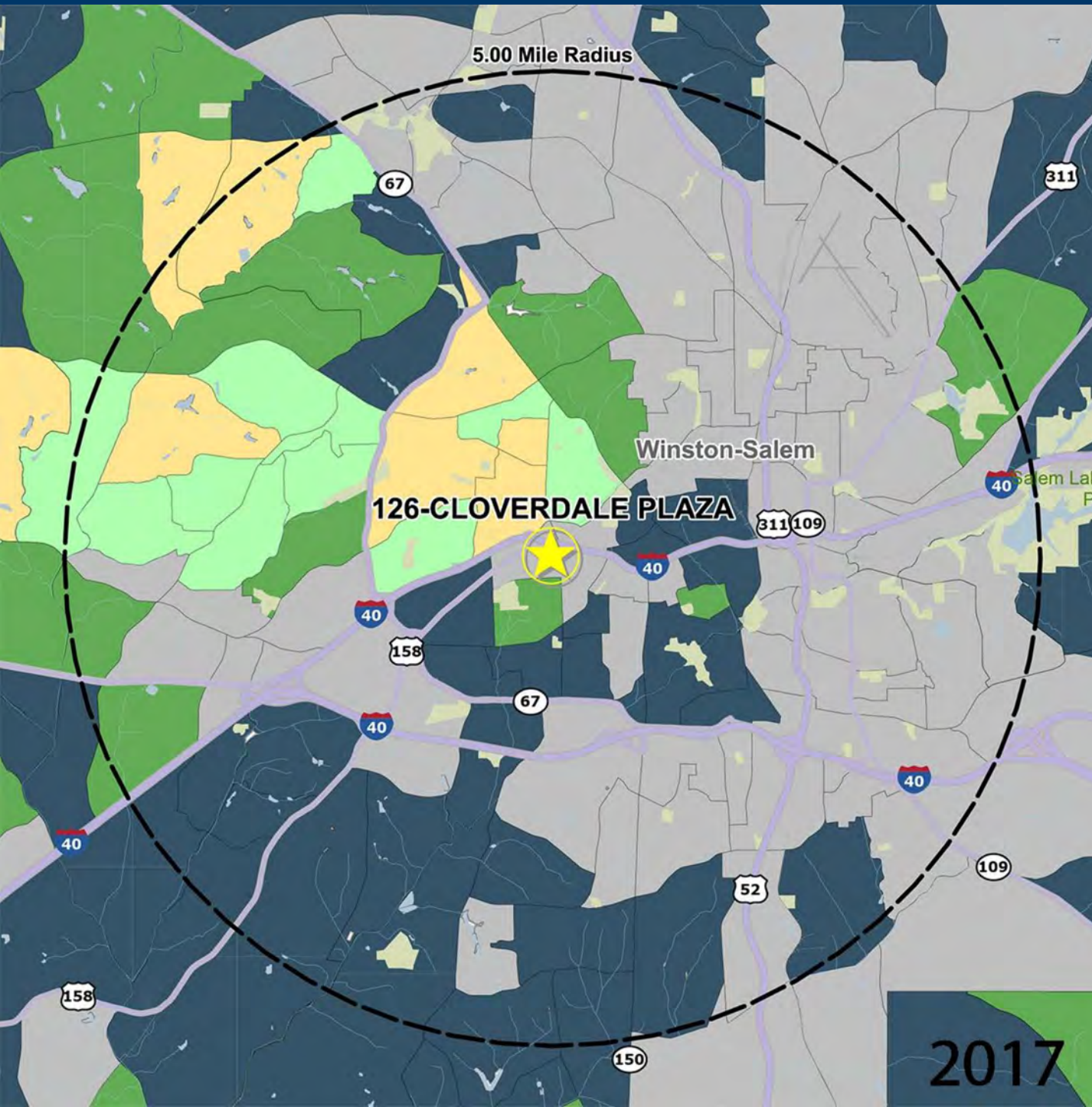
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## DEMOGRAPHICS

2017 ESTIMATES	1-MILE	3-MILE	5-MILE
POPULATION	9,252	72,704	168,458
DAYTIME POP	19,093	155,882	260,006
HOUSEHOLDS	4,500	30,437	70,224
AVERAGE HH INCOME	\$88,063	\$71,811	\$65,564
MEDIAN HH INCOME	\$55,987	\$40,726	\$39,877
PER CAPITA INCOME	\$43,256	\$31,466	\$28,100

Trade Area Systems, Updates of 2010 Census Data by Synergis

### Average Household Income by Block Group



Popstats, 4Q 2016 rev., Trade Area Systems

2017