

**Class A” Retail - Cloverdale Plaza - Winston Salem NC**  
**1,200, & 1,600 SF - Immediate Availability; 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. 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 exceeds the high residential population density. Cloverdale Plaza continues to be one of Winston Salem’s most successful shopping centers.

**Space Available:**

**1,200 & 1,600 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>
<b>Population:</b>	10,188	75,758	173,440
<b>Avg HH Income:</b>	\$117,112	\$96,884	\$85,643
<b>Employment/Daytime Pop.:</b>	8,444	62,928	140,281

**Traffic Counts:**  
*(NCDOT 2020)*

<b>Cloverdale Ave:</b>	13,500 VPD
<b>Miller Street:</b>	15,000 VPD
<b>Bus I-40/Salem Pkwy:</b>	33,500 VPD

**LEASE RATE: Call for Lease Rates**

<p><b>RAYMOND D. COLLINS, JR., CCIM</b>  <b>OFC: (336) 768-0555</b>  <b>FAX: (336) 768-2055</b>  <b>EM: ray@collinscommprop.com</b>  <b>WEBSITE: www.collinscommprop.com</b></p>		<p><b>COLLINS COMMERCIAL PROPERTIES, INC.</b>  <b>2990 Bethesda Place, Suite 601C</b>  <b>Winston-Salem, NC 27103</b></p>
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# Cloverdale Plaza Winston Salem NC

# Beuna Vista

# Ardmore

Legend



Cloverdale Plaza



Miller Street 15,000 VPD



13,500 VPD

Cloverdale Avenue

CBD



Atrium Health  
Wake Forest Baptist



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. Row House 3,000
- 9. **Available** 1,600
- 10. Barberito's 3,200
- 11. **Available** 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

