

Class A" Retail - Cloverdale Plaza - Winston Salem NC
1,200, 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. 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.

Space Available:

1,200, 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

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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

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1000 ft

TENANT

SF

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. Available (Lease Pending) 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