

Inline Retail Space for Lease - Outparcels Available
Kerner Village Shopping Center - Join Aldi, Dollar Tree
I-40 Bus @ S. Main Street - Kernersville (Winston Salem) NC



Kernersville Overview: Kernersville is centrally located in the Triad, spanning I-40 business and I-40 Bypass, 10 miles from Winston Salem to the West, 17 miles to Greensboro to the East, and 14 miles to High Point to the South. Kernersville is one of the fastest growing residential submarkets in the 10 county Triad region.

Anchor Tenants: Dollar Tree (22,680 SF), Aldi (17,088 SF), Hardee's & PNC Bank.

Area Retail: Walmart, Lowe's Home Improvement, Kohl's, Target, Lowes Foods, Planet Fitness, Staples, Harris Teeter, CVS, Petco, Food Lion, McDonald's, Chick-Fil-A.

Availability: **Inline Spaces:** of 4,800, 3,000, 2,000 & 1,600 Sq. Ft.: Immediate Availability.
Outparcels: 1.5 and 1.15 Acres for freestanding Restaurant/Retail Development.

Demographics: (SUSA 2019 Est.)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
	Population:	7,563	33,676	64,123	263,648
	Avg HH Income:	\$64,095	\$75,895	\$78,221	\$71,771
	Daytime Pop:	8,323	28,641	41,204	213,949
	Employment:	6,213	27,148	50,724	208,611

Traffic Counts: (NCDOT 2016)	S. Main Street:	34,000 VPD (2016 NCDOT)
	I-40 Business:	59,000 VPD (2016 NCDOT)

Lease Rate: \$14.00 to \$21.00 PSF Net plus \$2.00 PSF TICAM

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 MOBILE: (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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KERNER VILLAGE, KERNERSVILLE, NC

January 2019



New Development 2018
Lowe's Foods, Mattress Warehouse, Aspen Dental, GoHealth, Others.

SUBJECT PROPERTY

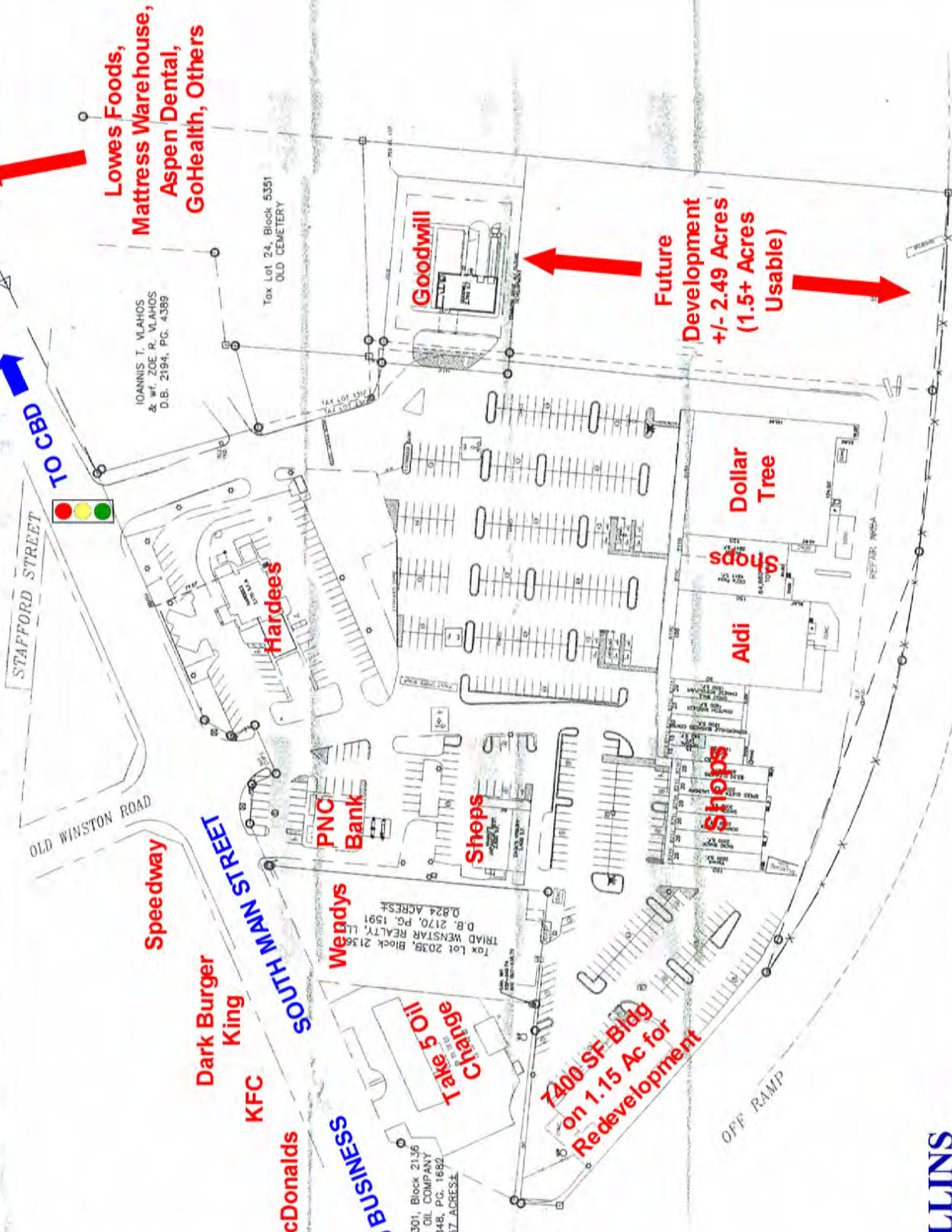
COLLINS
COMMERCIAL
PROPERTIES, INC.

January 7, 2019

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Imagery Date: 7/6/2010

N.C. GRID SYSTEM (NAD 83)



**Lowes Foods,
Mattress Warehouse,
Aspen Dental,
GoHealth, Others**

Tox Lot 24, Block 5351
OLD CEMETERY

IOANNIS T. VLAHOS
& W.F. ZOE R. VLAHOS
D.B. 2194, P.C. 4389

Goodwill

**Future
Development
+/- 2.49 Acres
(1.5+ Acres
Usable)**

**Dollar
Tree**

Aldi

Shops

Hardees

**PNC
Bank**

Shops

Wendys

**Dark Burger
King**

KFC

McDonalds

Tox Lot 2039, Block 2156
TRIAD WENSTAR REALTY, L.L.C.
D.B. 2170, P.C. 1591
0.824 ACRES

**Take 5 Oil
Change**

**7400 SF Big Bag
on 1.15 Ac for
Redevelopment**

Tox Lot 301, Block 2136
BEROTH OIL COMPANY
D.B. 1848, P.C. 1692
0.887 ACRES

INTERSTATE 40 (Business)



REVISIONS

DATE	SCALE	PROJECT
11/07/2018	1"=50'	

FAW
COMPANIES
WILKESBORO, NC

Kernersville Shopping Center
North Carolina

SHEET NO.
S1

KERNER VILLAGE, KERNERSVILLE, NC

January 2019



Eye Alt. 2430 ft

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35° 16' 55.307" N 80° 04' 13.071" W Elev. 945 ft

Imagery Date: 7/5/2010