

**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

**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 and 2,000 Sq. Ft.  
**Outparcel:** +/-1.5 Acres for freestanding Restaurant/Retail.

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

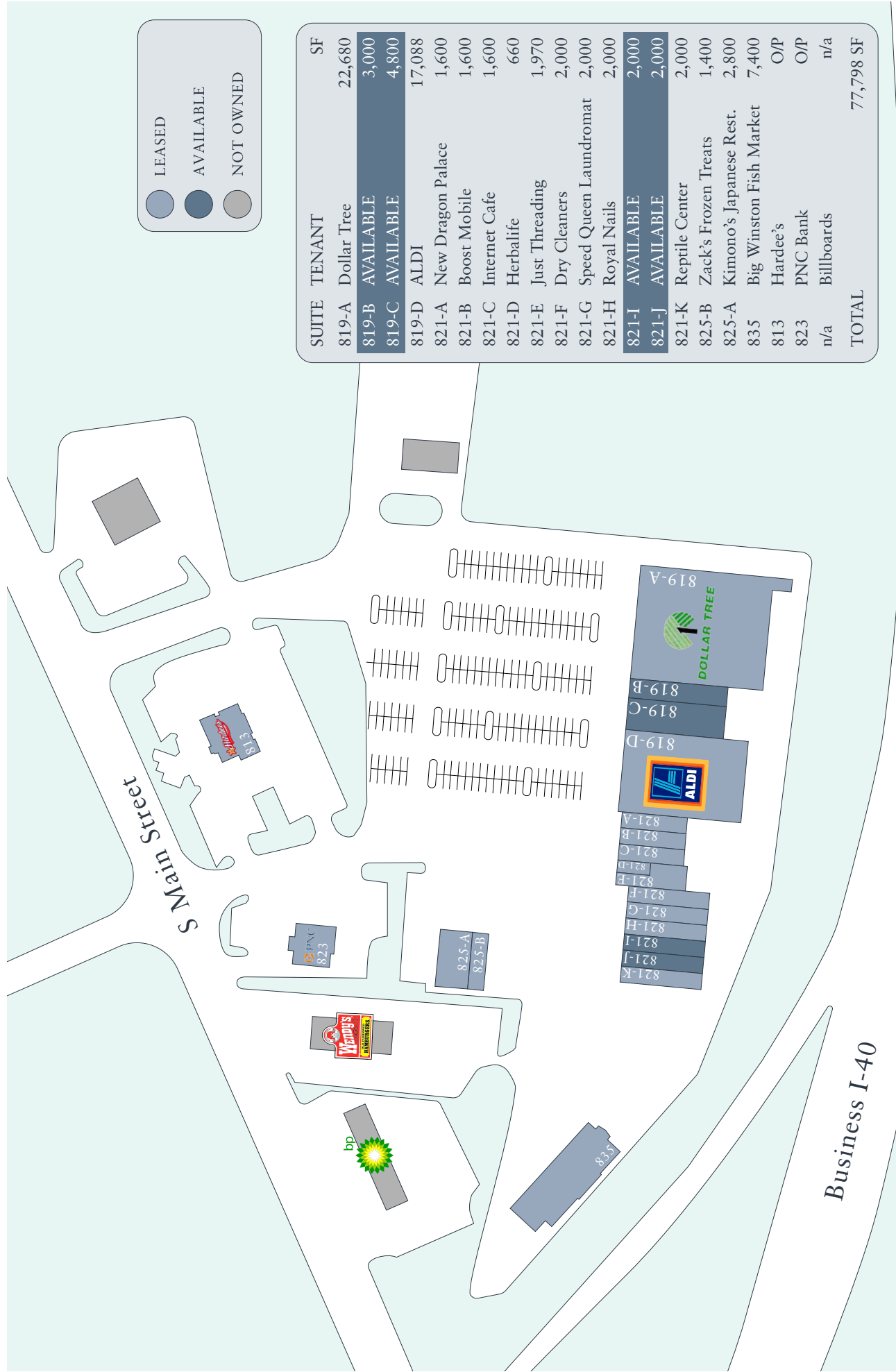
<b>Traffic Counts:</b> (NCDOT 2016)	<b>S. Main Street:</b>	34,000 VPD (2016 NCDOT)
	<b>I-40 Business:</b>	59,000 VPD (2016 NCDOT)

**Asking Lease Rate: \$13.00 to \$16.00 PSF Net plus TICAM**

<p><b>RAYMOND D. COLLINS, JR., CCIM</b>  <b>OFC: (336) 768-0555</b>  <b>MOBILE: (336) 978-6444</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>
---	--	---

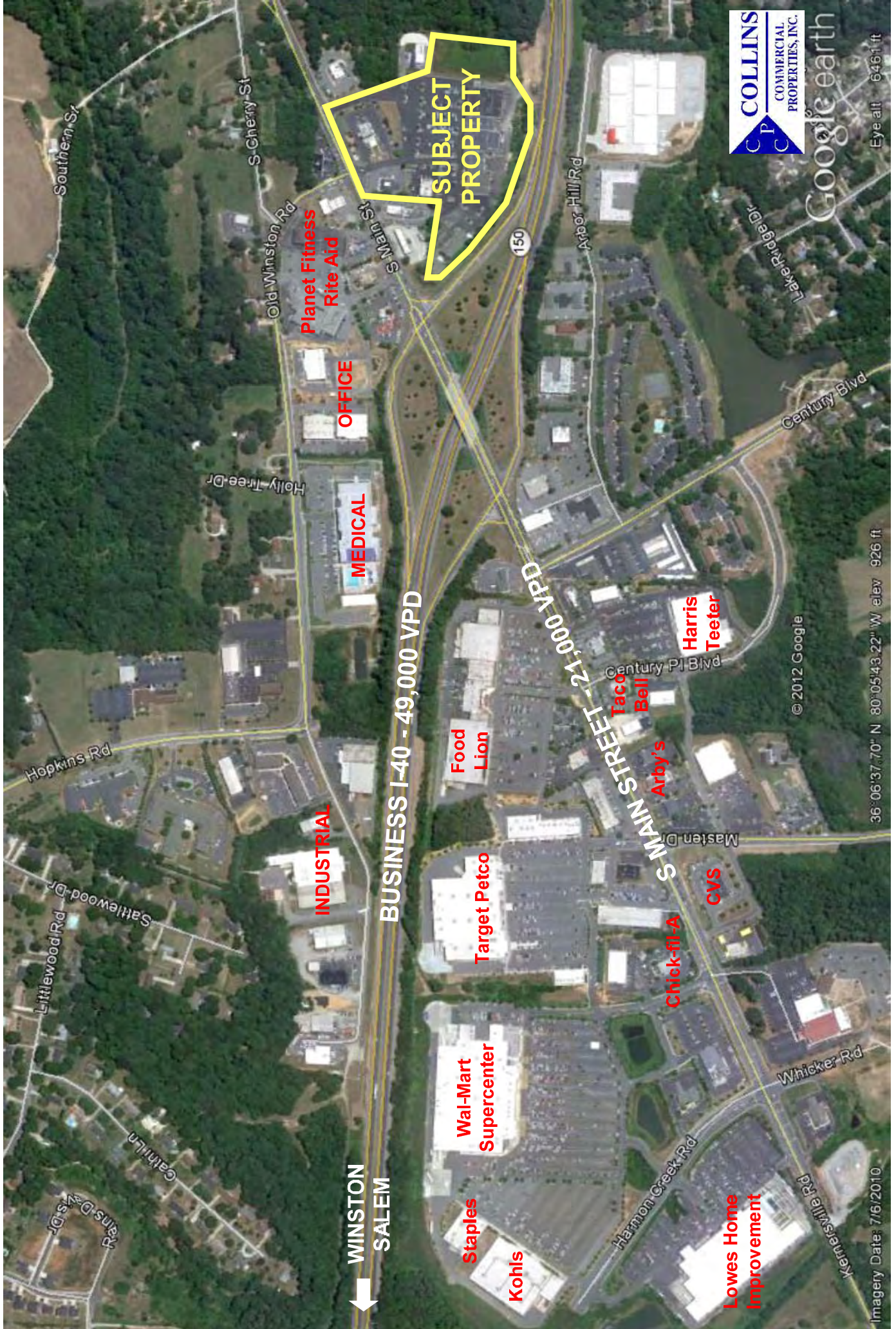
No Warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein or hereafter provided, and same is provided subject to errors, omissions, change of price, rental or other conditions and withdrawal without notice. This information is given with the understanding that all negotiations relating to the leasing or sale of the property described herein shall be conducted through Collins Commercial Properties, Inc., Winston-Salem, North Carolina.





# KERNER VILLAGE, KERNERSVILLE, NC

FEBRUARY 2012



Google earth

Imagery Date: 7/6/2010

© 2012 Google  
36°06'37.70" N 80°05'43.22" W elev 926 ft

Eye alt 6461 ft

# KERNER VILLAGE, KERNERSVILLE, NC

FEBRUARY 2012



Google earth

Eye alt 2490 ft

© 2012 Google

36°06'38.38" N 80°05'13.61" W elev 948 ft

Imagery Date: 7/6/2010