

**KERNERSVILLE MARKETPLACE
KERNERSVILLE, NORTH CAROLINA**



971 S Main St
Kernersville, NC 27284

For more information, please contact:



WILSON GLASGOW
704.319.4942
hwglasgow@astonprop.com

2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com

OUTPARCEL OPPORTUNITIES

PROPERTY FEATURES

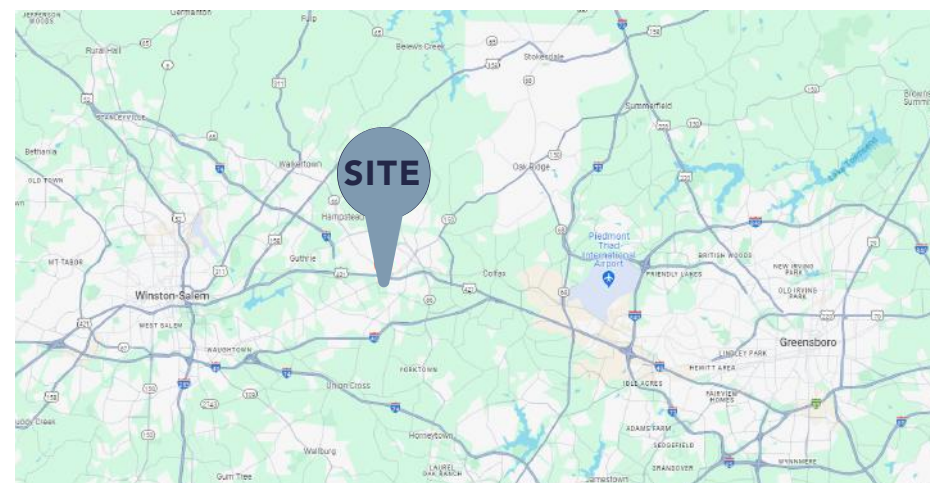
- Strategically located directly off of I-40 with high visibility and accessibility
- Fully-leased shops with strong tenant mix
- Kernersville, NC is centrally positioned in the Piedmont Triad region with easy access to Winston Salem, High Point, and Greensboro

TRAFFIC COUNTS

S Main St./HWY 150
Salem Pkwy/I-40 Bus.



30,700
49,000



JOIN THESE RETAILERS



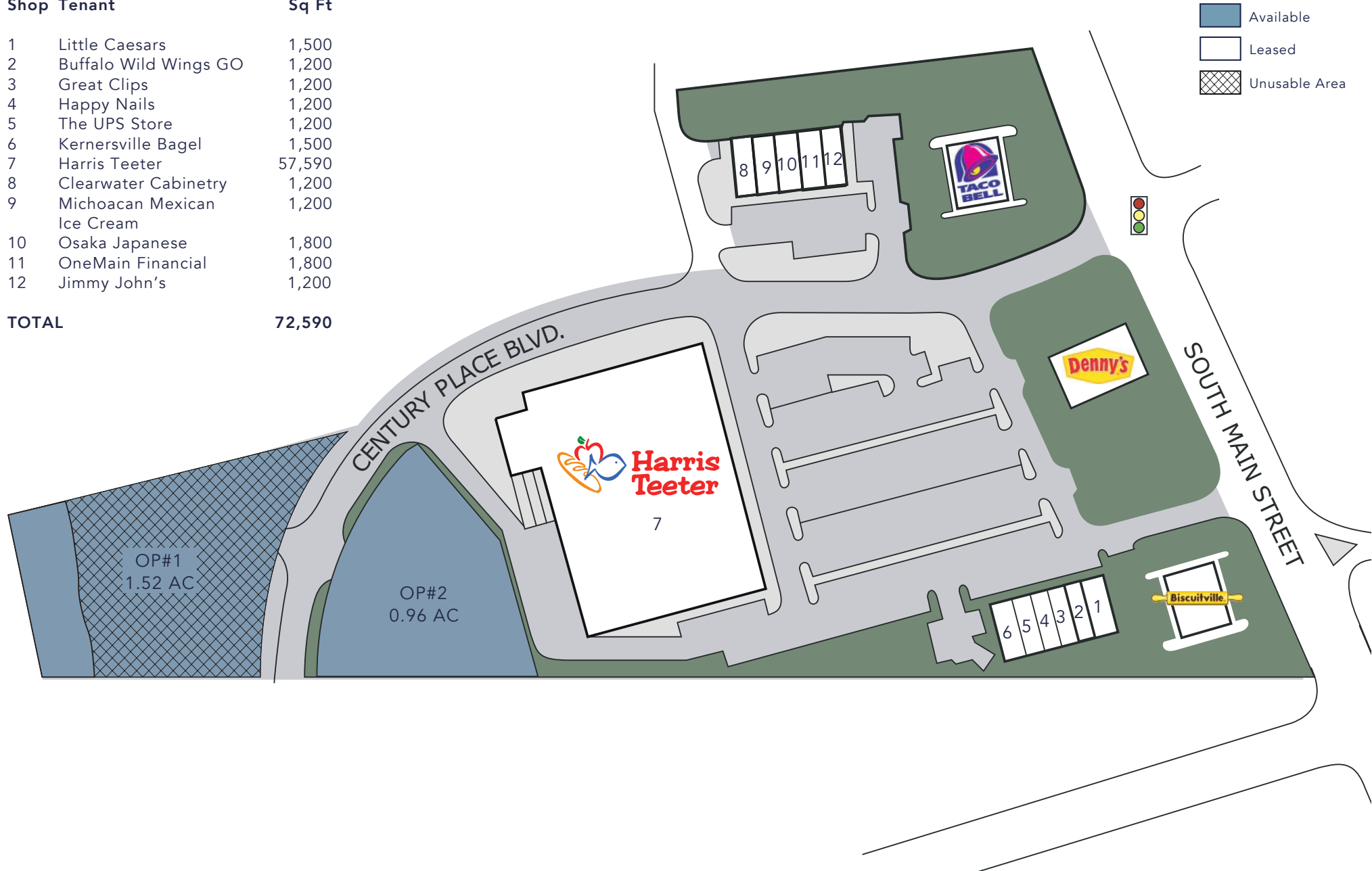
DEMOGRAPHICS

| RADIUS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| POPULATION | 5,752 | 36,021 | 69,696 |
| DAYTIME POPULATION | 3,045 | 15,460 | 22,300 |
| AVG HH INCOME | \$97,672 | \$98,363 | \$97,895 |

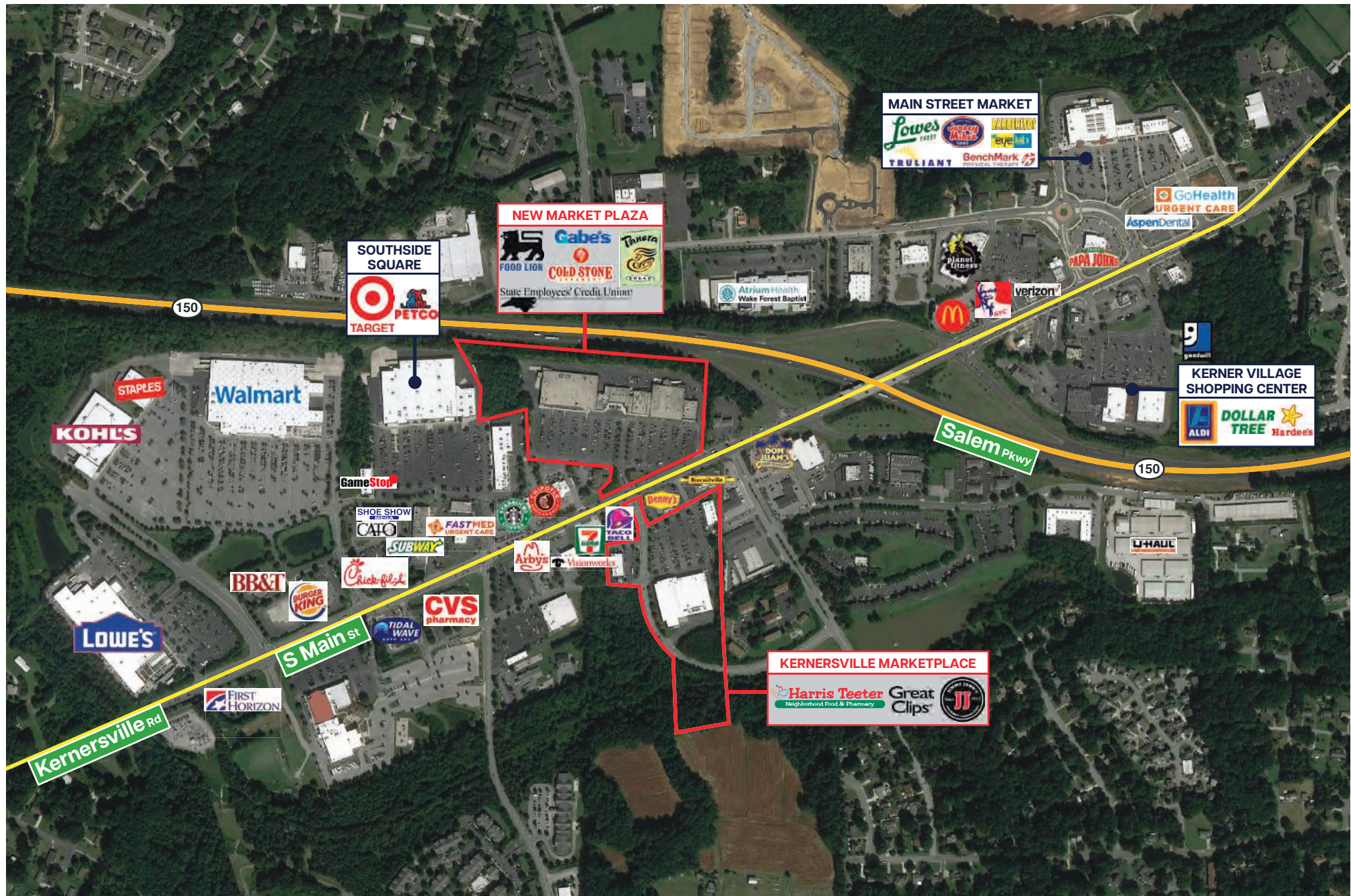
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| Shop | Tenant | Sq Ft |
|--------------|-----------------------------|---------------|
| 1 | Little Caesars | 1,500 |
| 2 | Buffalo Wild Wings GO | 1,200 |
| 3 | Great Clips | 1,200 |
| 4 | Happy Nails | 1,200 |
| 5 | The UPS Store | 1,200 |
| 6 | Kernersville Bagel | 1,500 |
| 7 | Harris Teeter | 57,590 |
| 8 | Clearwater Cabinetry | 1,200 |
| 9 | Michoacan Mexican Ice Cream | 1,200 |
| 10 | Osaka Japanese | 1,800 |
| 11 | OneMain Financial | 1,800 |
| 12 | Jimmy John's | 1,200 |
| TOTAL | | 72,590 |



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