

MAIN STREET MARKET

240 MARKET VIEW DR | KERNERSVILLE, NC | 27284

1,400 SF

1,400 SF

1,400 SF

Not Included

Not Included

CONTACT

Eric Howell | 704.644.4584
ehowell@providencegroup.com

Matt Henry | 980.701.0034
mhenry@providencegroup.com

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LOCATION OVERVIEW

77,800 square foot Lowes Foods anchored shopping center strategically located along Kernersville's primary retail corridor between I-40 Business and downtown

PROPERTY HIGHLIGHTS

- Highly desirable first class retail trade area with very low vacancy
- Wide view corridors with nearly 1,000 feet of frontage along South Main Street
- Major retailers in the market include Target, Kohl's, Lowe's Home Improvement, Walmart Supercenter, Harris Teeter, Petco, Food Lion, and CVS
- Traffic Counts: South Main St - 26,000 AADT; Old Winston Rd - 15,000 AADT

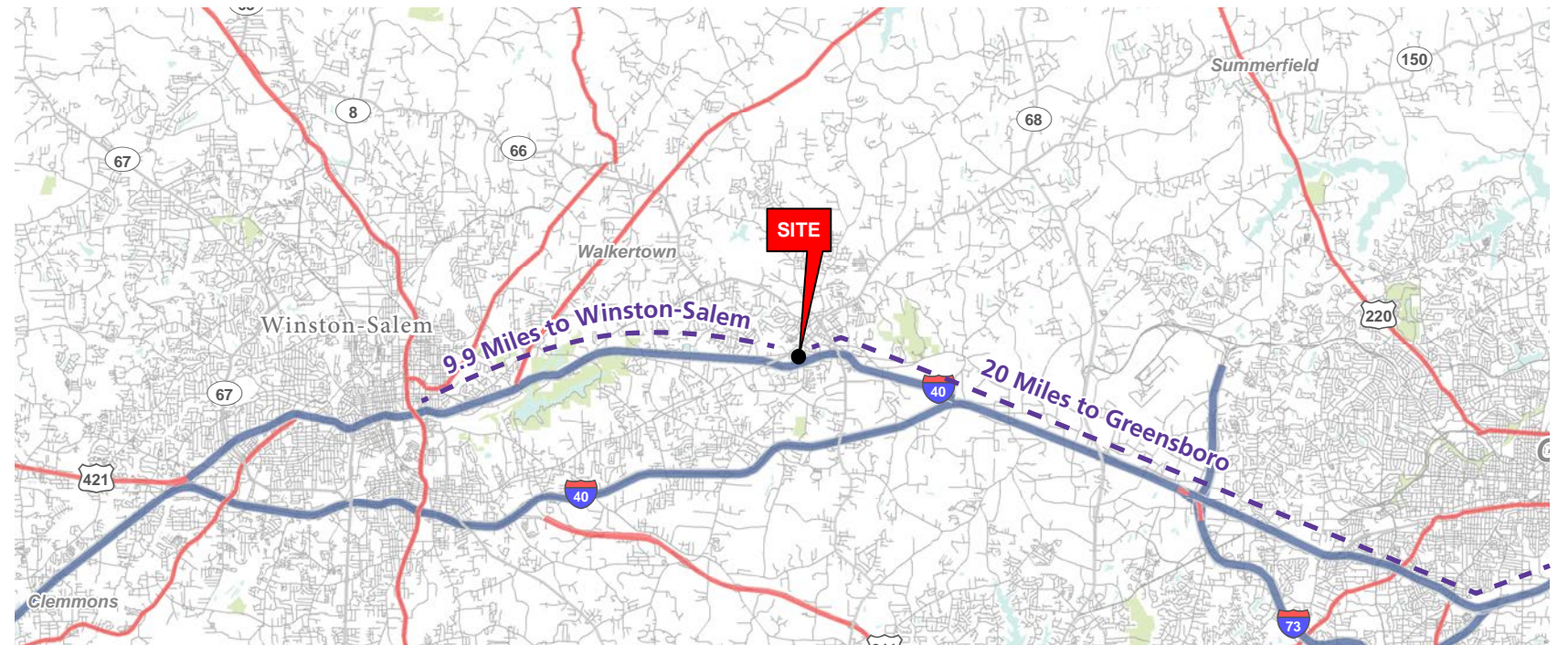
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DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	7,487	35,691	67,150
AVERAGE HH INCOME	\$79,436	\$96,248	\$100,661
DAYTIME EMPLOYMENT	4,653	15,876	21,209



LOCATION MAP

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SUITE	TENANT	SQUARE FEET
1	Lowes Food	49,200 SF
2	Available	1,400 SF
3	Lee Nails	1,400 SF
4	Tiger Kim	2,800 SF
5	Jersey Mike's Subs	1,400 SF
6	Sammy's Sliders	2,800 SF
7	Benchmark Physical Therapy	1,400 SF
8	Tobacco Shop	1,400 SF
9	Mountain Valley Hospice	1,400 SF
10	Barberitos	2,800 SF
11-13	Pet Supermarket	5,600 SF
14	Available	1,400 SF
15	Available	1,400 SF
A	Aspen Dental	3,500 SF
B	My Eyelab	3,200 SF
C	GoHealth	2,500 SF
D	Truliant Federal Credit Union	3,000 SF
OP-3	<i>Not Included</i>	<i>1.36 Acres</i>

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THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

PROUD PARTNER
XTEAM
RETAIL ADVISORS



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