

MAIN STREET MARKET

240 MARKET VIEW DR | KERNERSVILLE, NC | 27284

1,400 SF

5,600 SF

1,400 SF

Not Included

Not Included

CONTACT

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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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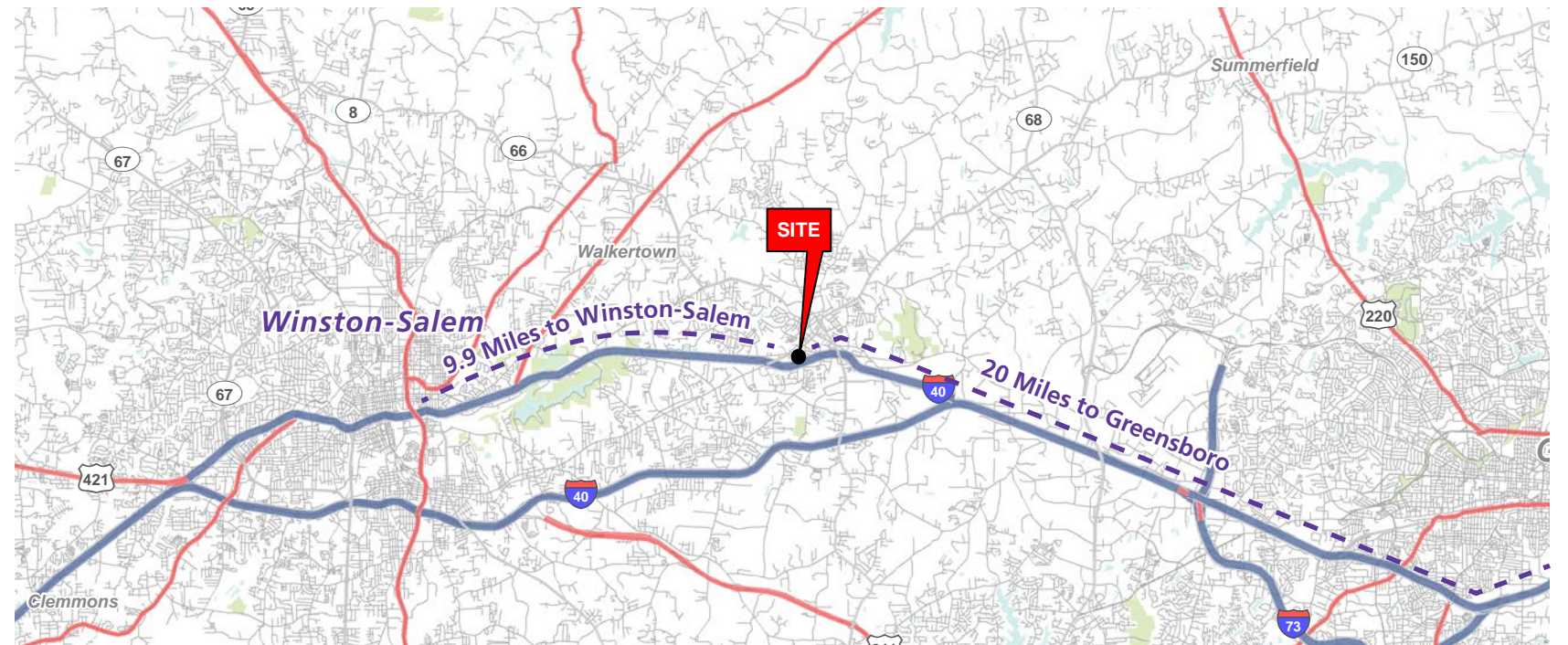
DEMOGRAPHICS (2024)

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|-----------|-----------|
| POPULATION | 7,390 | 35,347 | 66,764 |
| AVERAGE HH INCOME | \$93,691 | \$100,857 | \$105,876 |
| DAYTIME EMPLOYMENT | \$69,291 | \$78,168 | \$81,652 |



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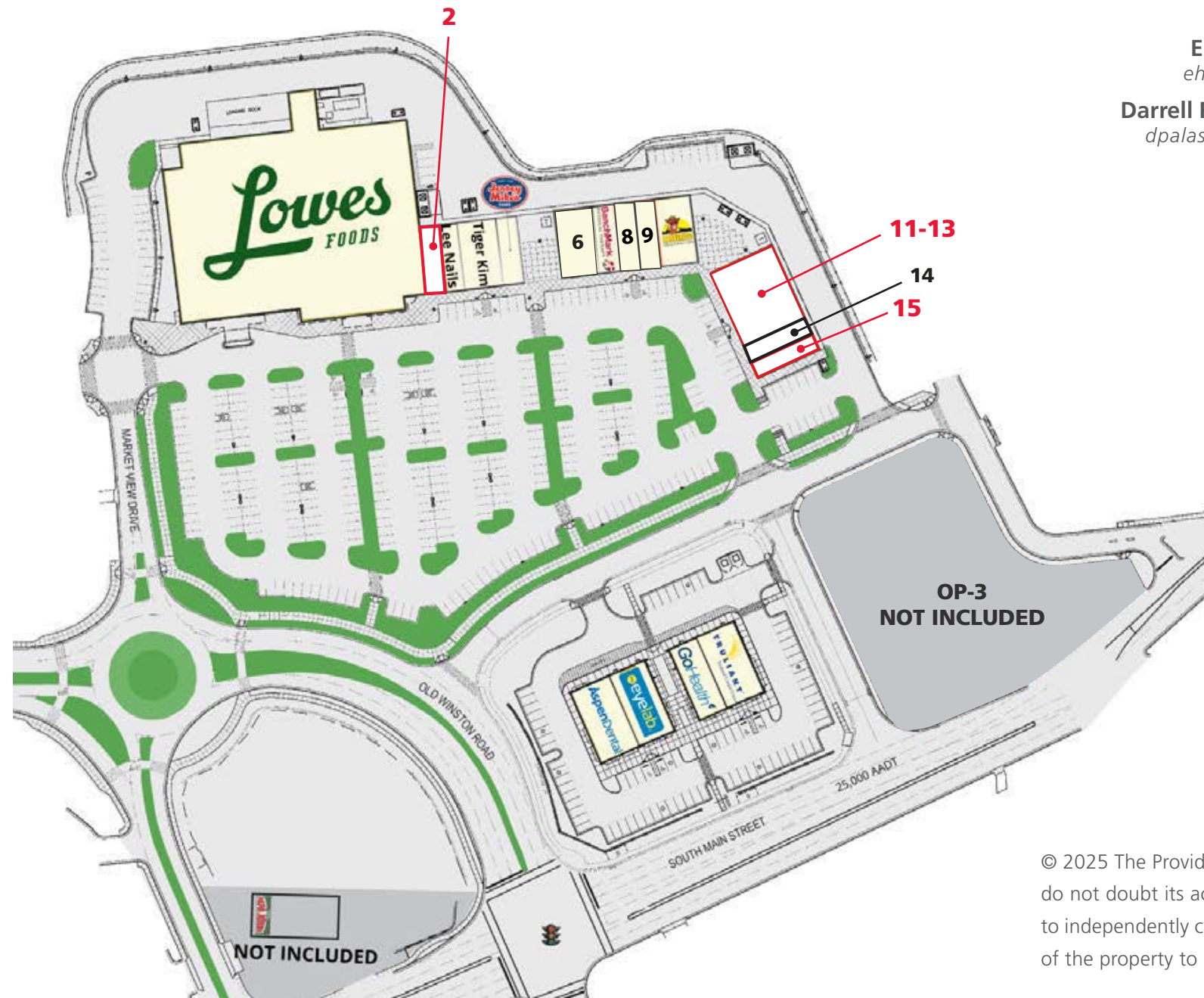
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RETAIL ADVISORS



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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 | Available | 5,600 SF |
| 14 | Yoshi Express | 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 | Truiant Federal Credit Union | 3,000 SF |
| OP-3 | <i>Not Included</i> | <i>1.36 Acres</i> |

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