

# MAIN STREET MARKET

240 MARKET VIEW DR | KERNERSVILLE, NC | 27284

1,400 SF

5,600 SF

1,400 SF

1,400 SF

**Not Included**

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## CONTACT

Darrell Palasciano | 704.644.4587  
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Eric Howell | 704.644.4584  
ehowell@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

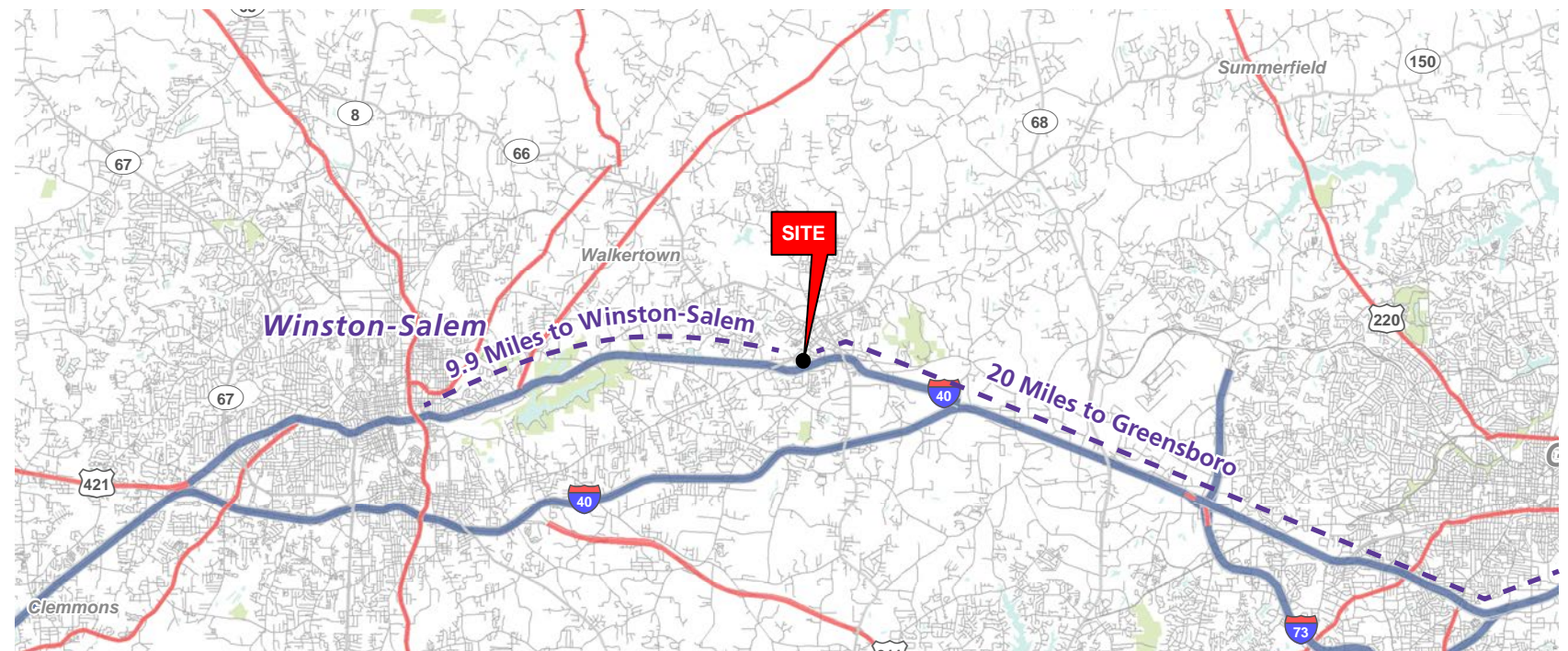
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## DEMOGRAPHICS (2024)

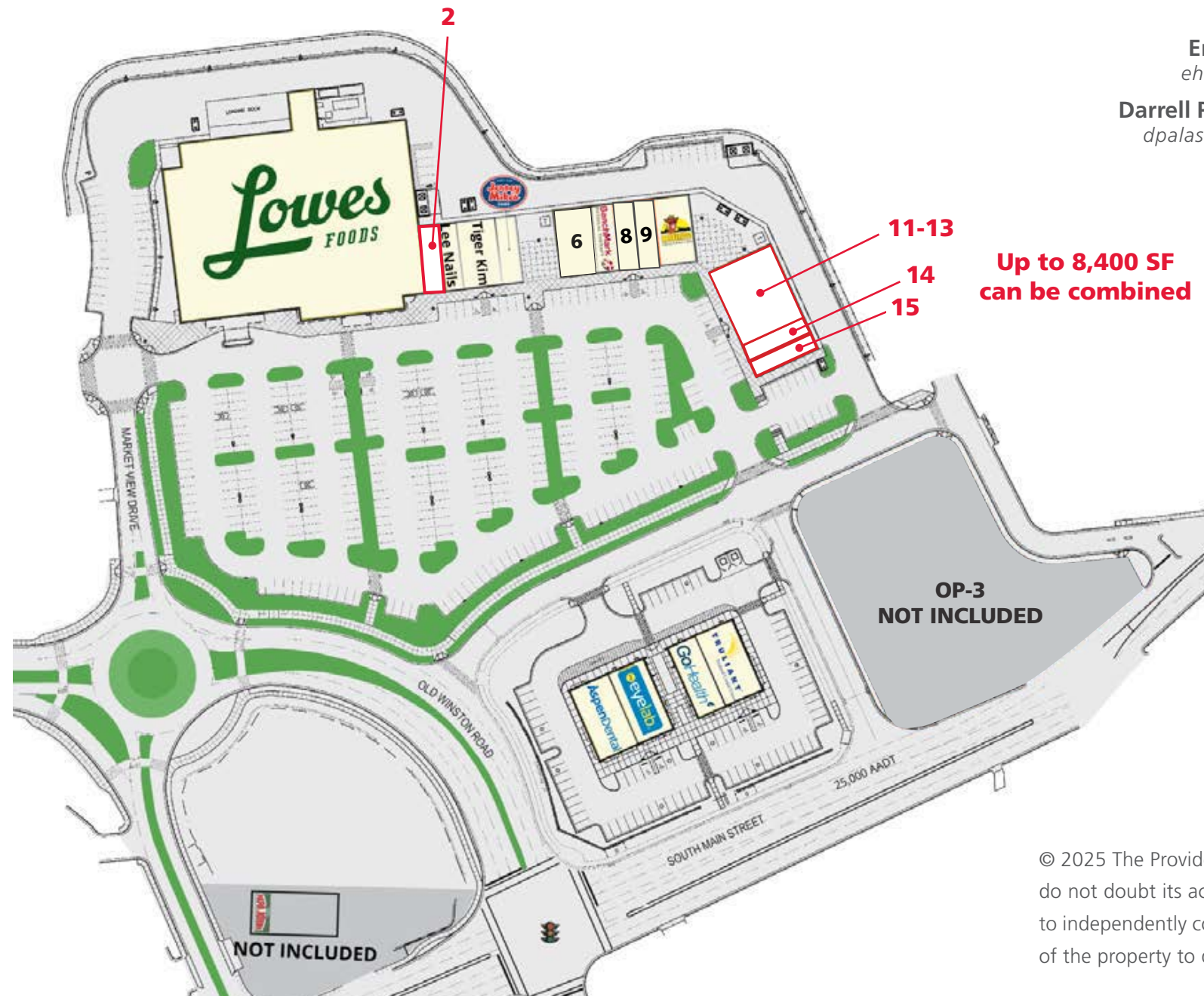
	1 MILE	3 MILE	5 MILE
POPULATION	7,390	35,347	66,764
AVERAGE HH INCOME	\$93,691	\$100,857	\$105,876
DAYTIME EMPLOYMENT	\$69,291	\$78,168	\$81,652



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SUITE	TENANT	SQUARE FEET
1	Lowes Food	49,200 SF
<b>2</b>	<b>Available</b>	<b>1,400 SF</b>
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
<b>11-13</b>	<b>Available</b>	<b>5,600 SF</b>
<b>14</b>	<b>Available</b>	<b>1,400 SF</b>
<b>15</b>	<b>Available</b>	<b>1,400 SF</b>
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
<b>OP-3</b>	<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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