

Class A” Retail - Cloverdale Plaza - Winston Salem NC
1,600 SF to 4,600 SF - Immediate Availability
Join Harris Teeter, Starbucks, Panera Bread, & Heartland Dental



Trade Area: Cloverdale Plaza is one block westward of Atrium WFU Baptist Hospital - Forsyth County’s largest employer (20,000+). Central to Winston Salem most popular high income neighborhoods: Buena Vista to the north and Ardmore to the south and west. The surrounding daytime population/work force compliments the surrounding high residential population density.

Space Available: **1,600 SF & 3,000 SF- Contiguous Spaces to 4,600 SF - Immediate Availability**

Co-Tenants: Harris Teeter, Panera Bread, Starbucks, Heartland Dental, Dollar Tree, Barberito’s, Mario’s Pizza, Sola Salon, Great Clips and others.

Demographic Profile: (SUSA 2023)		<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	Population:	10,188	75,758	173,440
	Avg HH Income:	\$117,112	\$96,884	\$85,643
	Employment/Daytime Pop.:	8,444	62,928	140,281

Traffic Counts: (NCDOT 2023)	Cloverdale Ave:	20,600 VPD
	Miller Street:	21,000 VPD
	Bus I-40/Salem Pkwy:	38,500 VPD

LEASE RATE: Call for Lease Rates

<p>RAYMOND D. COLLINS, JR., CCIM O: 336-768-0555 M: 336-978-6444 EM: ray@collinscommprop.com WEBSITE: www.collinscommprop.com</p>		<p>COLLINS COMMERCIAL PROPERTIES, INC. 2990 Bethesda Place, Suite 601C Winston-Salem, NC 27103</p>
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Cloverdale Plaza Winston Salem NC

Beuna Vista

Ardmore

Legend



Cloverdale Plaza



Miller Street 21,000 VPD



20,600 VPD

CBD



Atrium Health
Wake Forest Baptist



COLLINS

COMMERCIAL
PROPERTIES, INC.



1000 ft



<u>Ste.</u>	<u>TENANT</u>	<u>SF</u>
1.	Harris Teeter	60,279
2.	Heartland Dental	9,557
3.	Blue Ridge Tob./Candle	2,789
4.	Great Clips	1,115
5.	Jersey Mikes	1,945
6.	Mosaic Pediatric	9,000
7.	Sola Salon	4,800
8.	Available	3,000
9.	Available	1,600
10.	Barberito's	3,200
11.	Performance Nutrition	1,200
12.	Kowloon Chinese	1,680
13.	Bart Nutrition	720
14.	Starbucks	2,200
15.	Dollar Tree	14,849
16.	Ise Japanese Restaurant	2,932
17.	Panera Bread	5,530
18.	Mario's Pizza	3,686
19.	Angle Touch Nail & Tanning	2,508

