

KERNERSVILLE MARKETPLACE  
KERNERSVILLE, NORTH CAROLINA



**Trade Area**

S Main St (Hwy 150) and I-40  
Kernersville, NC

**Demographics**

**2008 Est. Population**

3 mile	29,368
5 mile	58,800
7 mile	100,479

\*2009 AGS

**Average Household Income**

3 mile	\$61,202
5 mile	\$61,362
7 mile	\$59,736

\*2008 Estimate

**Traffic Counts**

Hwy 150	36,000
Interstate 40	51,000

\* 2007 NC DOT AADT

**Anchor**

Harris Teeter

**Tenants Include**

Osaka Japanese Restaurant  
CitiFinancial  
Little Caesar's

**Availability**

1,200 - 2,400 sf  
± 0.96 acre outparcel  
± 1.52 acre outparcel

**Gross Leasable Area**

72,590 sf

**Other Highlights**

- Harris Teeter store remodel Dec 2008
- Located directly off of I-40
- Strong tenant mix
- High traffic counts

## Kernersville Marketplace

971 South Main Street  
Kernersville, North Carolina 27284

Leased by:

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**ASTON**  
properties

PERFORMANCE.  
RELIABILITY.  
INTEGRITY.

6525 Morrison Blvd.

Suite 300

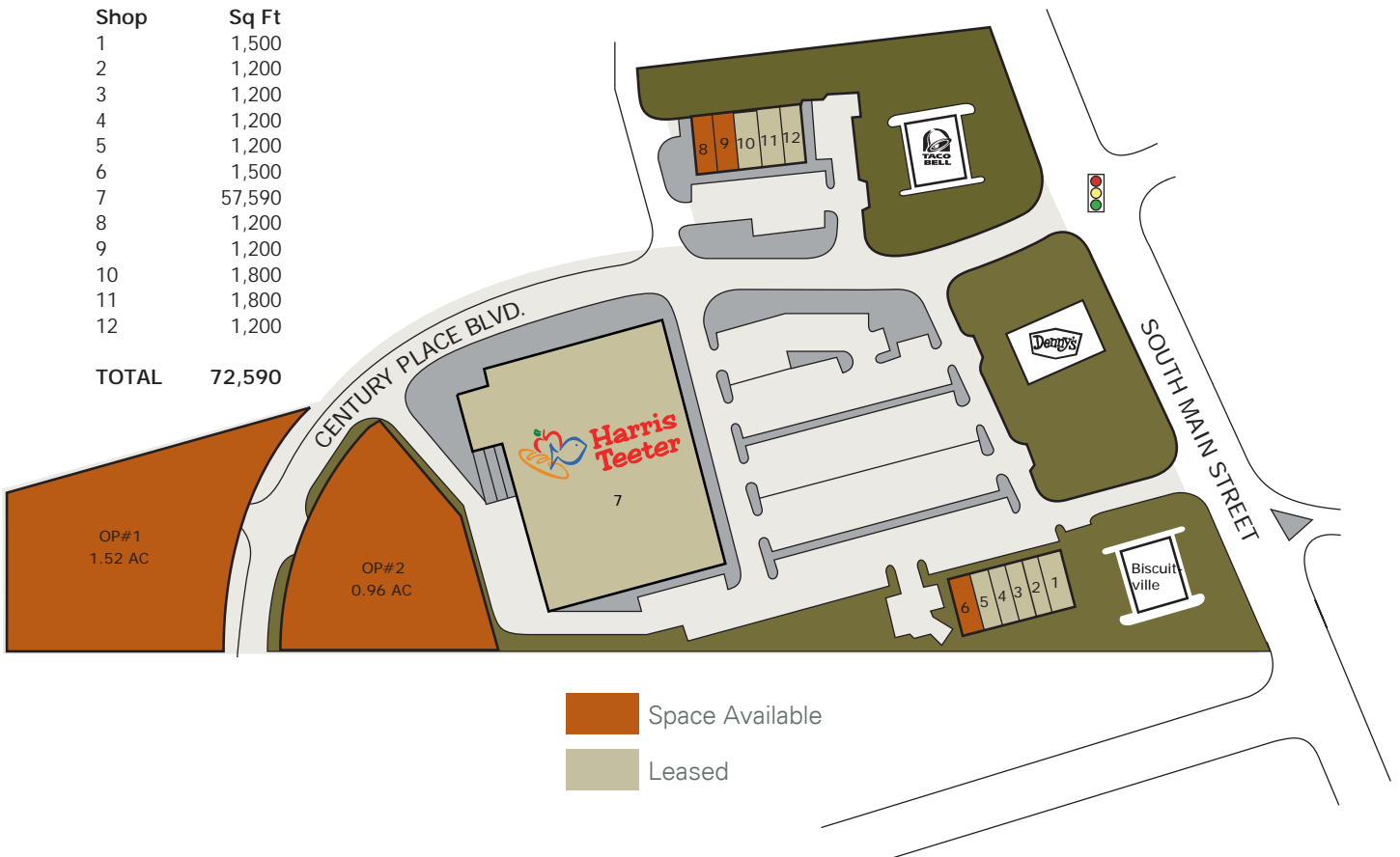
Charlotte, NC 28211

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**www.astonprop.com**

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Shop	Sq Ft
1	1,500
2	1,200
3	1,200
4	1,200
5	1,200
6	1,500
7	57,590
8	1,200
9	1,200
10	1,800
11	1,800
12	1,200
<b>TOTAL</b>	<b>72,590</b>



Space Available  
 Leased

