

Southside Square Shopping Center

Freestanding Retail Community Center

Southside Square is a Target anchored shopping center located in Kernersville, NC serving a broad trade area of nearly 100,000 people. Kernersville is a vibrant residential and commercial area located in the Winston-Salem and Greensboro MSA, which is home to approximately 1.35 million residents. Developed in 2006, Southside Square is the centerpiece of a larger 700,000 SF retail development.

- + Nearby retailers include Wal-Mart, Kohls, Lowes, Staples, Gabe's, Chick-Fil-A and Panera Bread among others
- + Located at the intersection of S. Main St and US-421/Salem Pkwy
- + Excellent ingress and egress via three signalized intersections
- + 38,500 VPD on US-421/Salem Pkwy & 20,000 VPD on S. Main St
- + Easy access to I-40, I-74, and Highway 66

2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,237	37,632	71,756
Households	2,399	15,738	28,669
Daytime Population	6,530	39,850	68,512
Average HH Income	\$77,835	\$76,940	\$75,440

*Source: CBRE Fast Reports

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1022-1130 S. Main Street
Kernersville, NC 27284



Major Tenants



Southside Square Shopping Center

1022-1130 S. Main Street | Kernersville, NC 27284

For Lease

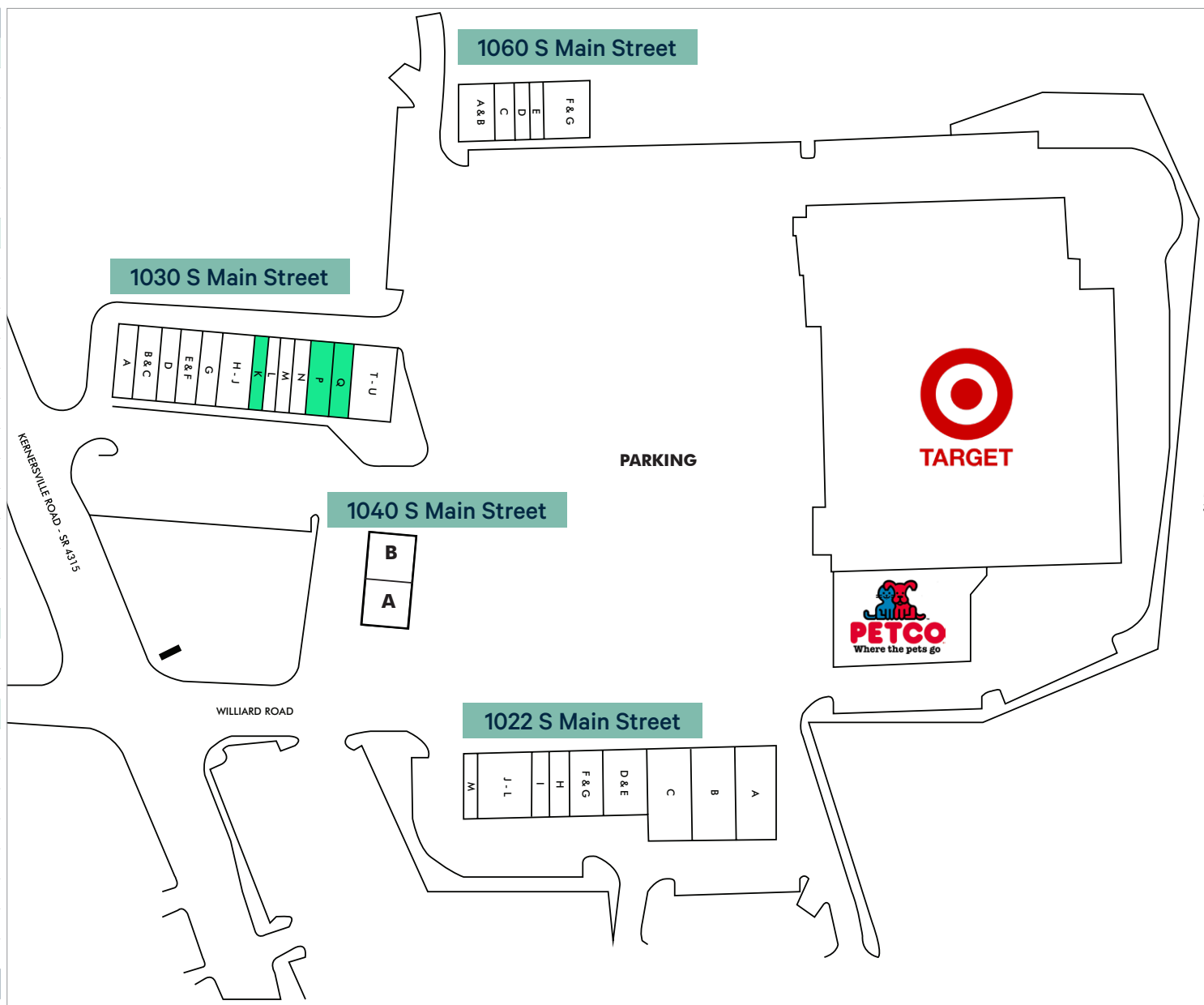


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SUITE	TENANT	SF
1060 S. Main Street		
A & B	Game Stop	2,400
C	Stratus	1,200
D	Supercuts	1,200
E	Cricket Wireless	1,200
F & G	NY Nails	2,400
1030 S. Main Street		
A	Subway	1,400
B & C	American Dental	2,040
D	Sports Clips	1,200
E-F	Under Par Golf Lounge	2,400
G	UbreakiFix	1,611
H & J	Leslie's Pool Supply	2,809
K	VACANT	1,200
L	Holly Nail Spa	1,200
M	Oley Cosmetics	1,200
N	Sun Hut Tanning	1,580
P - Q	VACANT	2,400
T - U	The Loop Pizza	4,800
1040 S. Main Street		
A	Spectrum	3,057
B	Batteries Plus Bulbs	1,943
1022 S. Main Street		
A	Hibbett Sports	4,500
B	Maurice's	3,500
C	Rack Room Shoes	5,500
D - G	Accent Prone	6,100
H	GNC	1,400
I	Sprint	1,400
J - L	J Butler's	3,850
M	Domino's Pizza	1,750
TOTAL		65,240



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