

Conveniently Located off Hwy. 150



LOCATION HIGHLIGHTS

- 2023 estimated population within 5 miles - 61,185*
- 2023 estimated average household income within 5 miles - \$103,378*

**Demographics obtained from Esri*

PROPERTY HIGHLIGHTS

- Great visibility from Main Street!
- Conveniently located in a well populated area off of Hwy 150, just north of US-421

CURRENTLY AVAILABLE

Outparcel for Ground Lease or Built to Suit

+/- 0.64 Acres

New Stores coming soon

- Space 2 +/- 36,624 SQ. FT.
- Space 3 +/- 8,450 SQ. FT.
- OP 12 +/- 3,264 SQ. FT.

LEASING CONTACT

Vivienne Wraith
 vwraith@gfdinc.com
 Suite 205
 6350 Quadrangle Drive
 Chapel Hill, NC 27517

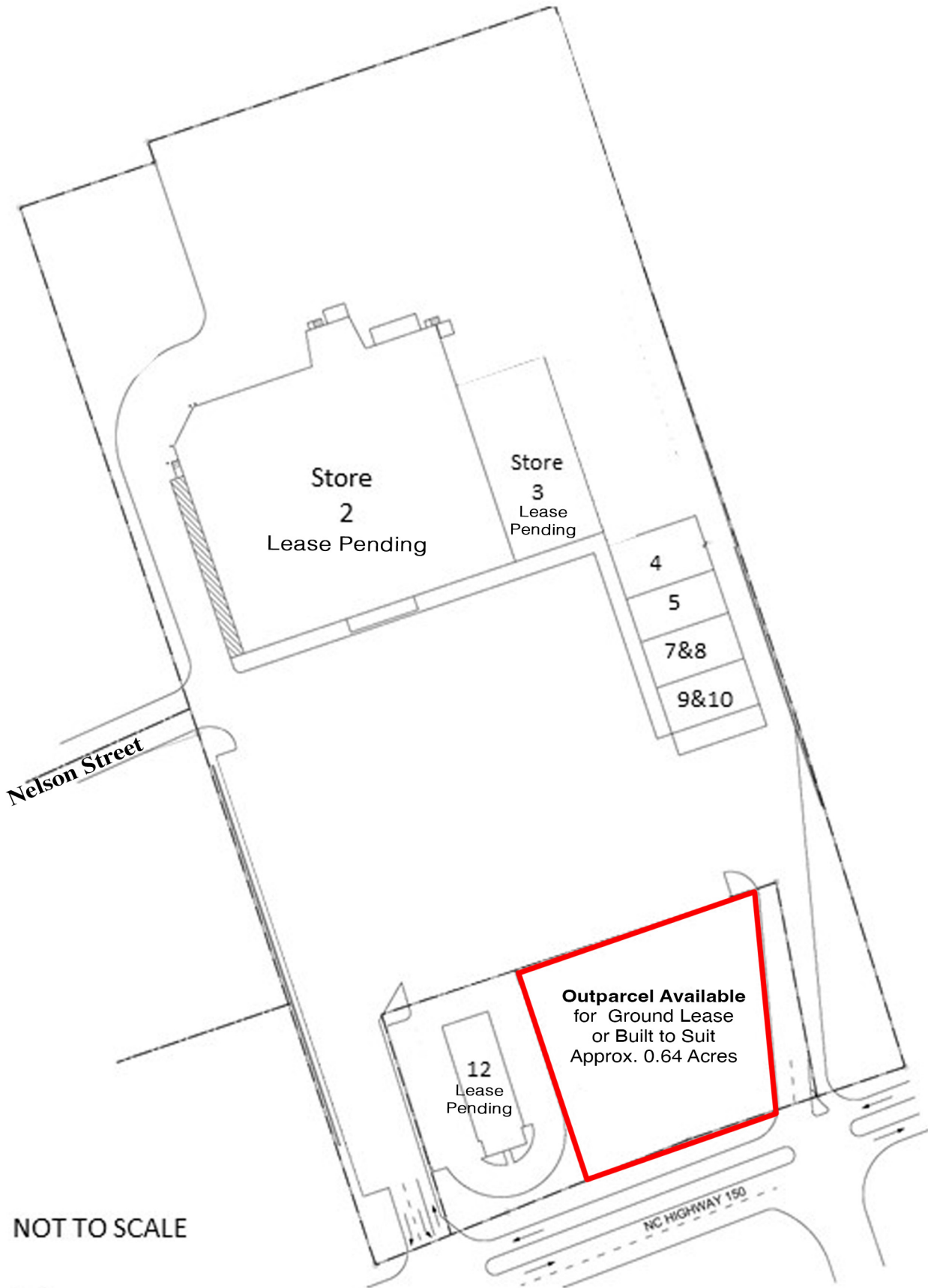


MORE INFO
www.gfdinc.com
919.401.5500



Scan this QR Code with your mobile phone's QR Reader to visit our website, and learn more about this property as well as others available for lease.

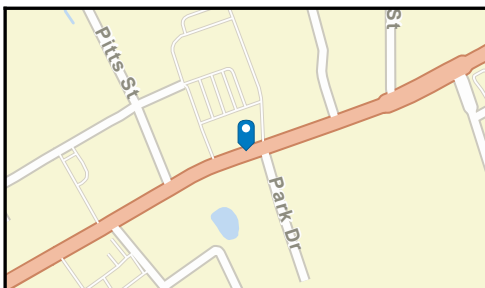
**NORTHWOOD PLAZA
KERNERSVILLE, NORTH CAROLINA**



NOT TO SCALE

NORTHWOOD PLAZA
Kernersville, North Carolina
Tenant List

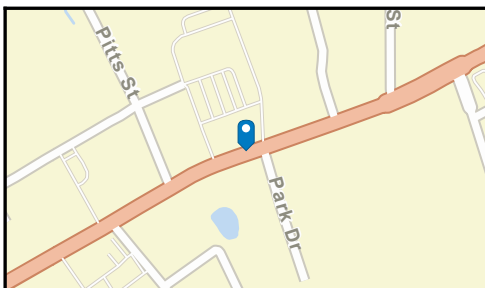
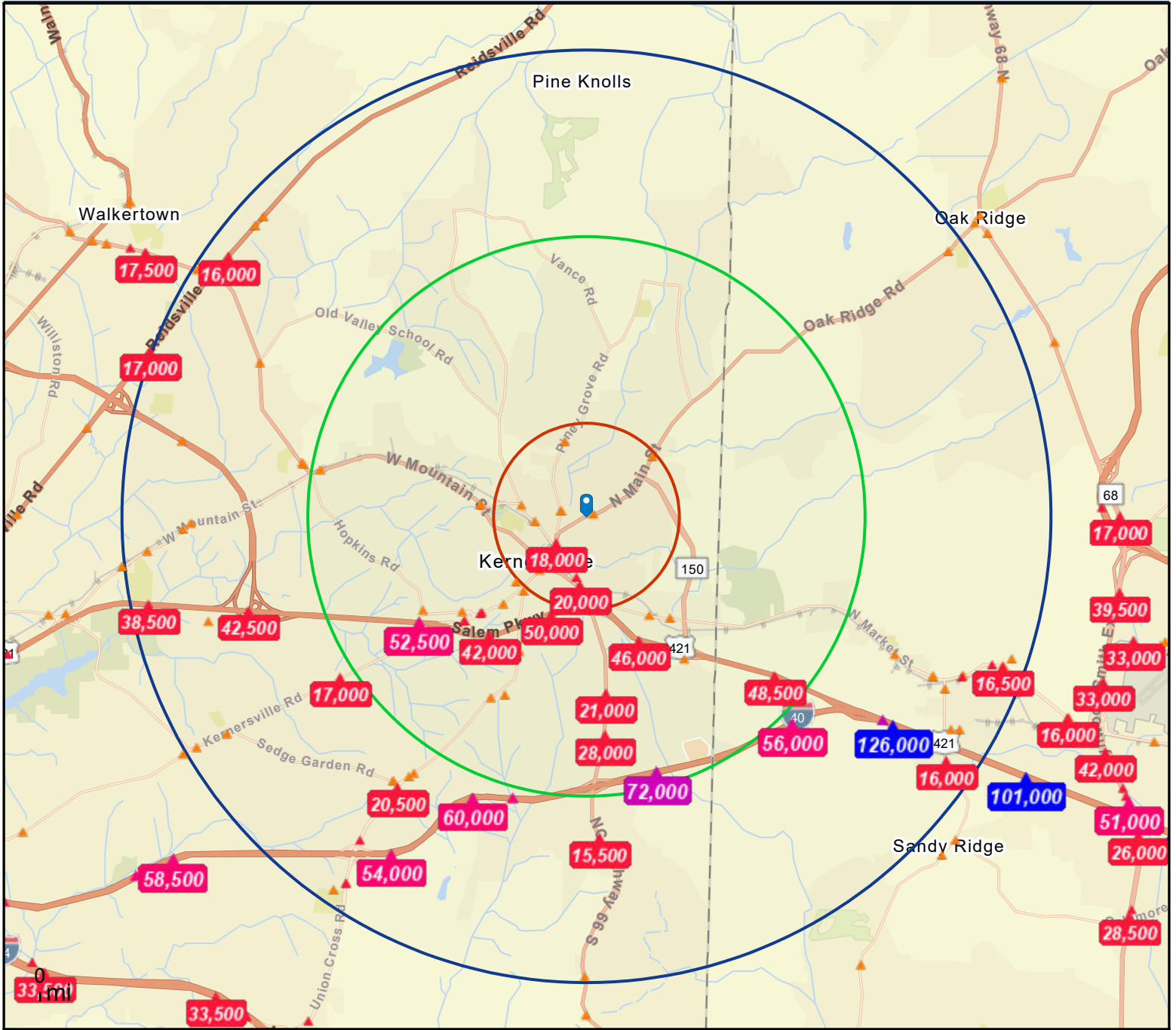
| <u>SPACE</u> | <u>TENANT</u> | <u>SQ. FT</u> |
|-------------------------------|-------------------------|---------------|
| 2 | Lease Pending | 36,624 |
| 3 | Lease Pending | 8,450 |
| 4 | Rio Grande Mini Market | 2,040 |
| 5 | KY Nails | 2,040 |
| 7-10 | Palenque Mexican Grill | 4,320 |
| Kiosk | Green Zone Recycling | 0 |
| | <u>OUTPARCEL</u> | |
| OP-12 | Lease Pending | 3,264 |
| Ground Lease or Built to Suit | AVAILABLE | 0.64 Acres |



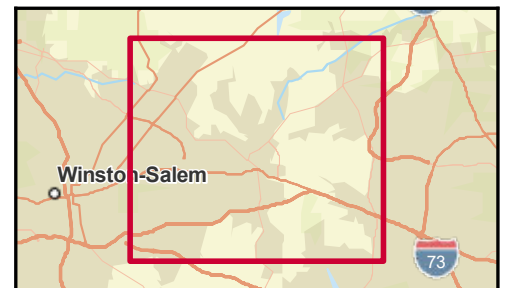
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).



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- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
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 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).



Demographic and Income Profile

617 N Main St, Kernersville, North Carolina, 27284
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 36.12759
 Longitude: -80.06498

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|-------------------------------|-------------|-------------|-------|-------|
| Population | 5,738 | 5,944 | 6,052 | 6,089 |
| Households | 2,468 | 2,695 | 2,761 | 2,794 |
| Families | 1,576 | 1,602 | 1,692 | 1,710 |
| Average Household Size | 2.31 | 2.20 | 2.18 | 2.17 |
| Owner Occupied Housing Units | 1,515 | 1,508 | 1,648 | 1,719 |
| Renter Occupied Housing Units | 953 | 1,187 | 1,113 | 1,074 |
| Median Age | 36.8 | 40.8 | 38.6 | 39.0 |

| Trends: 2023-2028 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 0.12% | 0.53% | 0.30% |
| Households | 0.24% | 0.68% | 0.49% |
| Families | 0.21% | 0.60% | 0.44% |
| Owner HHs | 0.85% | 0.78% | 0.66% |
| Median Household Income | 2.83% | 3.37% | 2.57% |

| Households by Income | 2023 | | 2028 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 380 | 13.8% | 313 | 11.2% |
| \$15,000 - \$24,999 | 308 | 11.2% | 254 | 9.1% |
| \$25,000 - \$34,999 | 278 | 10.1% | 219 | 7.8% |
| \$35,000 - \$49,999 | 357 | 12.9% | 393 | 14.1% |
| \$50,000 - \$74,999 | 416 | 15.1% | 433 | 15.5% |
| \$75,000 - \$99,999 | 371 | 13.4% | 359 | 12.8% |
| \$100,000 - \$149,999 | 325 | 11.8% | 356 | 12.7% |
| \$150,000 - \$199,999 | 265 | 9.6% | 382 | 13.7% |
| \$200,000+ | 62 | 2.2% | 85 | 3.0% |

| | | |
|--------------------------|----------|----------|
| Median Household Income | \$52,505 | \$60,364 |
| Average Household Income | \$73,775 | \$86,989 |
| Per Capita Income | \$31,591 | \$37,439 |

| Population by Age | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 432 | 7.5% | 317 | 5.3% | 392 | 6.5% | 404 | 6.6% |
| 5 - 9 | 400 | 7.0% | 400 | 6.7% | 398 | 6.6% | 389 | 6.4% |
| 10 - 14 | 385 | 6.7% | 383 | 6.4% | 406 | 6.7% | 400 | 6.6% |
| 15 - 19 | 369 | 6.4% | 349 | 5.9% | 332 | 5.5% | 358 | 5.9% |
| 20 - 24 | 343 | 6.0% | 327 | 5.5% | 338 | 5.6% | 322 | 5.3% |
| 25 - 34 | 791 | 13.8% | 782 | 13.2% | 864 | 14.3% | 824 | 13.5% |
| 35 - 44 | 837 | 14.6% | 714 | 12.0% | 823 | 13.6% | 850 | 14.0% |
| 45 - 54 | 810 | 14.1% | 787 | 13.2% | 730 | 12.1% | 722 | 11.9% |
| 55 - 64 | 662 | 11.5% | 831 | 14.0% | 731 | 12.1% | 679 | 11.2% |
| 65 - 74 | 388 | 6.8% | 625 | 10.5% | 636 | 10.5% | 629 | 10.3% |
| 75 - 84 | 235 | 4.1% | 317 | 5.3% | 300 | 5.0% | 396 | 6.5% |
| 85+ | 86 | 1.5% | 111 | 1.9% | 101 | 1.7% | 116 | 1.9% |

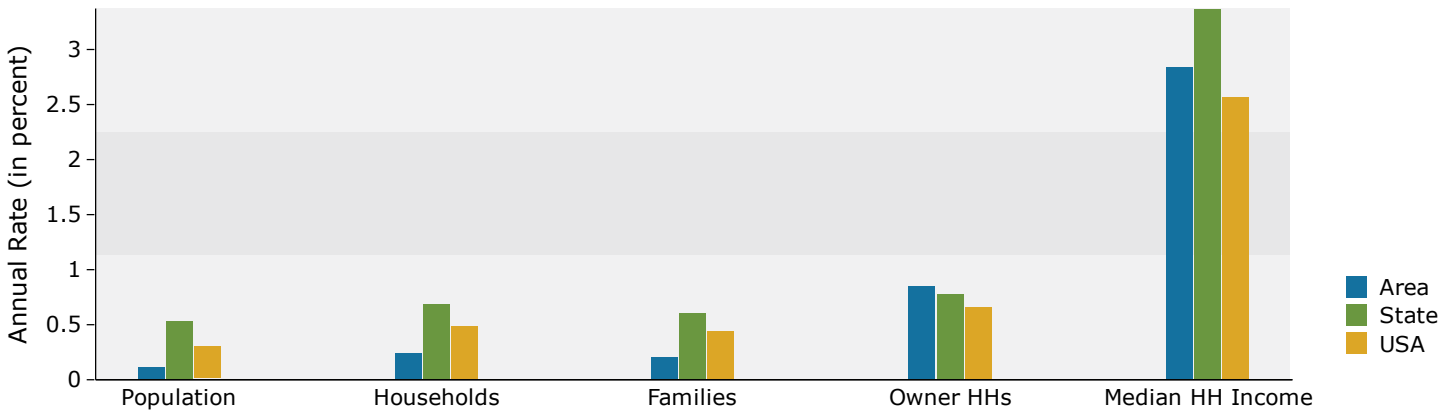
| Race and Ethnicity | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 4,354 | 75.9% | 3,880 | 65.3% | 3,848 | 63.6% | 3,722 | 61.1% |
| Black Alone | 512 | 8.9% | 717 | 12.1% | 743 | 12.3% | 764 | 12.5% |
| American Indian Alone | 41 | 0.7% | 54 | 0.9% | 57 | 0.9% | 62 | 1.0% |
| Asian Alone | 69 | 1.2% | 63 | 1.1% | 69 | 1.1% | 76 | 1.2% |
| Pacific Islander Alone | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Some Other Race Alone | 603 | 10.5% | 636 | 10.7% | 694 | 11.5% | 770 | 12.6% |
| Two or More Races | 160 | 2.8% | 594 | 10.0% | 641 | 10.6% | 696 | 11.4% |

| | | | | | | | | |
|----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Hispanic Origin (Any Race) | 1,147 | 20.0% | 1,193 | 20.1% | 1,295 | 21.4% | 1,411 | 23.2% |
|----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|

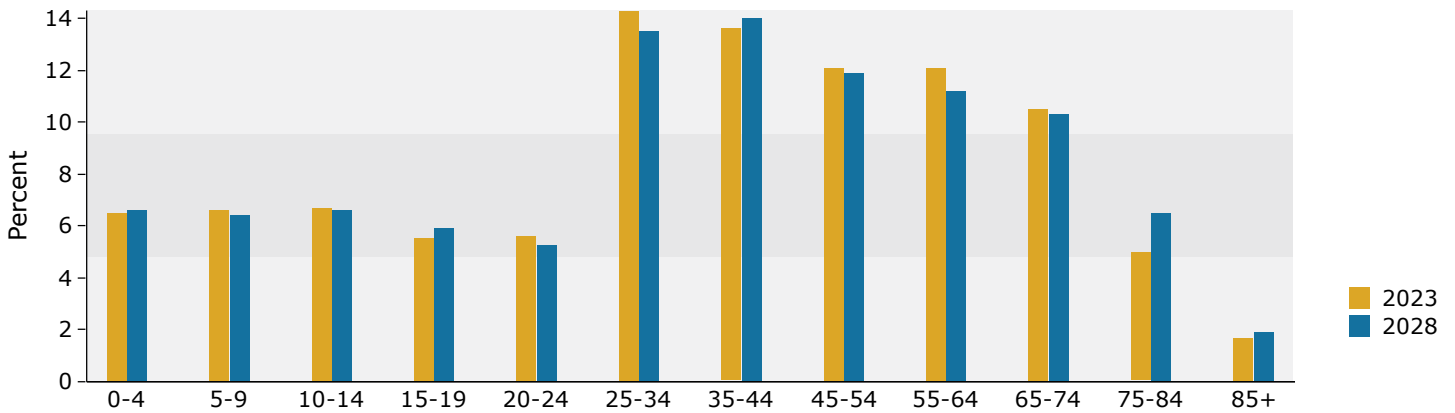
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

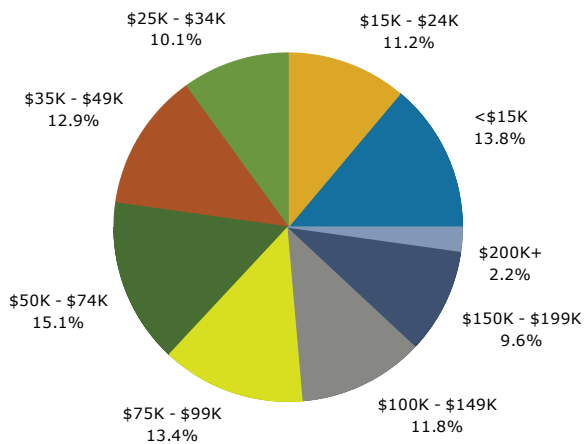
Trends 2023-2028



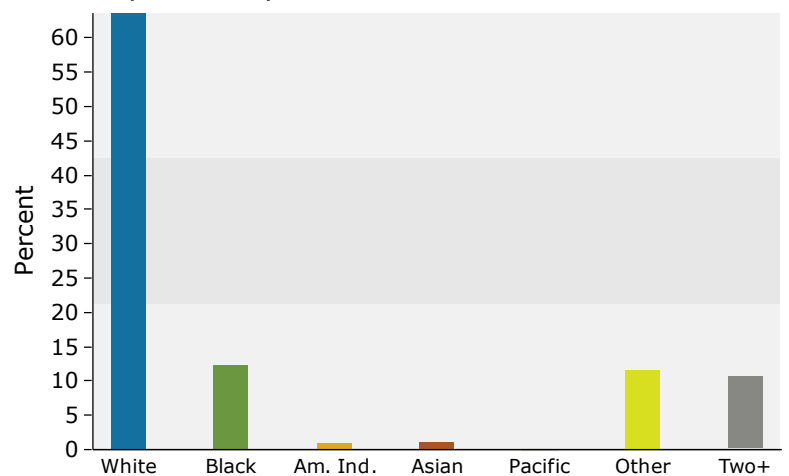
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 21.4%



Demographic and Income Profile

617 N Main St, Kernersville, North Carolina, 27284
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 36.12759
 Longitude: -80.06498

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|-------------------------------|-------------|-------------|--------|--------|
| Population | 25,799 | 27,572 | 28,154 | 28,553 |
| Households | 11,005 | 12,158 | 12,452 | 12,664 |
| Families | 7,224 | 7,573 | 7,873 | 7,999 |
| Average Household Size | 2.34 | 2.25 | 2.24 | 2.24 |
| Owner Occupied Housing Units | 7,246 | 7,659 | 7,963 | 8,276 |
| Renter Occupied Housing Units | 3,760 | 4,499 | 4,489 | 4,388 |
| Median Age | 40.2 | 43.9 | 43.0 | 44.1 |

| Trends: 2023-2028 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 0.28% | 0.53% | 0.30% |
| Households | 0.34% | 0.68% | 0.49% |
| Families | 0.32% | 0.60% | 0.44% |
| Owner HHs | 0.77% | 0.78% | 0.66% |
| Median Household Income | 3.18% | 3.37% | 2.57% |

| Households by Income | 2023 | | 2028 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 1,126 | 9.0% | 929 | 7.3% |
| \$15,000 - \$24,999 | 1,194 | 9.6% | 956 | 7.5% |
| \$25,000 - \$34,999 | 979 | 7.9% | 789 | 6.2% |
| \$35,000 - \$49,999 | 1,373 | 11.0% | 1,345 | 10.6% |
| \$50,000 - \$74,999 | 2,015 | 16.2% | 1,997 | 15.8% |
| \$75,000 - \$99,999 | 1,636 | 13.1% | 1,567 | 12.4% |
| \$100,000 - \$149,999 | 2,196 | 17.6% | 2,486 | 19.6% |
| \$150,000 - \$199,999 | 1,126 | 9.0% | 1,561 | 12.3% |
| \$200,000+ | 806 | 6.5% | 1,034 | 8.2% |

| | | |
|--------------------------|----------|-----------|
| Median Household Income | \$67,580 | \$79,013 |
| Average Household Income | \$93,565 | \$109,631 |
| Per Capita Income | \$40,927 | \$48,077 |

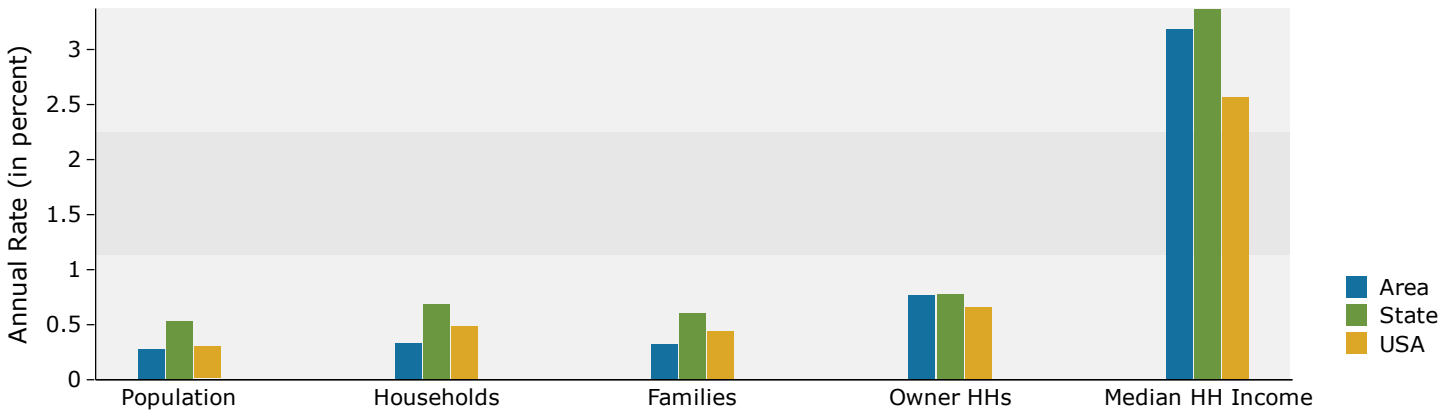
| Population by Age | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 1,582 | 6.1% | 1,376 | 5.0% | 1,447 | 5.1% | 1,468 | 5.1% |
| 5 - 9 | 1,675 | 6.5% | 1,593 | 5.8% | 1,613 | 5.7% | 1,565 | 5.5% |
| 10 - 14 | 1,755 | 6.8% | 1,705 | 6.2% | 1,750 | 6.2% | 1,695 | 5.9% |
| 15 - 19 | 1,579 | 6.1% | 1,648 | 6.0% | 1,602 | 5.7% | 1,592 | 5.6% |
| 20 - 24 | 1,371 | 5.3% | 1,520 | 5.5% | 1,461 | 5.2% | 1,436 | 5.0% |
| 25 - 34 | 3,088 | 12.0% | 3,211 | 11.6% | 3,288 | 11.7% | 3,145 | 11.0% |
| 35 - 44 | 3,699 | 14.3% | 3,085 | 11.2% | 3,660 | 13.0% | 3,728 | 13.1% |
| 45 - 54 | 4,003 | 15.5% | 3,817 | 13.8% | 3,687 | 13.1% | 3,608 | 12.6% |
| 55 - 64 | 3,420 | 13.3% | 3,971 | 14.4% | 3,918 | 13.9% | 3,796 | 13.3% |
| 65 - 74 | 2,034 | 7.9% | 3,279 | 11.9% | 3,430 | 12.2% | 3,521 | 12.3% |
| 75 - 84 | 1,178 | 4.6% | 1,750 | 6.3% | 1,688 | 6.0% | 2,275 | 8.0% |
| 85+ | 415 | 1.6% | 614 | 2.2% | 609 | 2.2% | 727 | 2.5% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 20,799 | 80.6% | 19,912 | 72.2% | 19,932 | 70.8% | 19,583 | 68.6% |
| Black Alone | 2,475 | 9.6% | 3,132 | 11.4% | 3,272 | 11.6% | 3,414 | 12.0% |
| American Indian Alone | 117 | 0.5% | 197 | 0.7% | 208 | 0.7% | 225 | 0.8% |
| Asian Alone | 429 | 1.7% | 547 | 2.0% | 614 | 2.2% | 716 | 2.5% |
| Pacific Islander Alone | 5 | 0.0% | 2 | 0.0% | 3 | 0.0% | 4 | 0.0% |
| Some Other Race Alone | 1,428 | 5.5% | 1,635 | 5.9% | 1,800 | 6.4% | 2,037 | 7.1% |
| Two or More Races | 546 | 2.1% | 2,146 | 7.8% | 2,324 | 8.3% | 2,573 | 9.0% |
| Hispanic Origin (Any Race) | 2,775 | 10.8% | 3,263 | 11.8% | 3,571 | 12.7% | 3,959 | 13.9% |

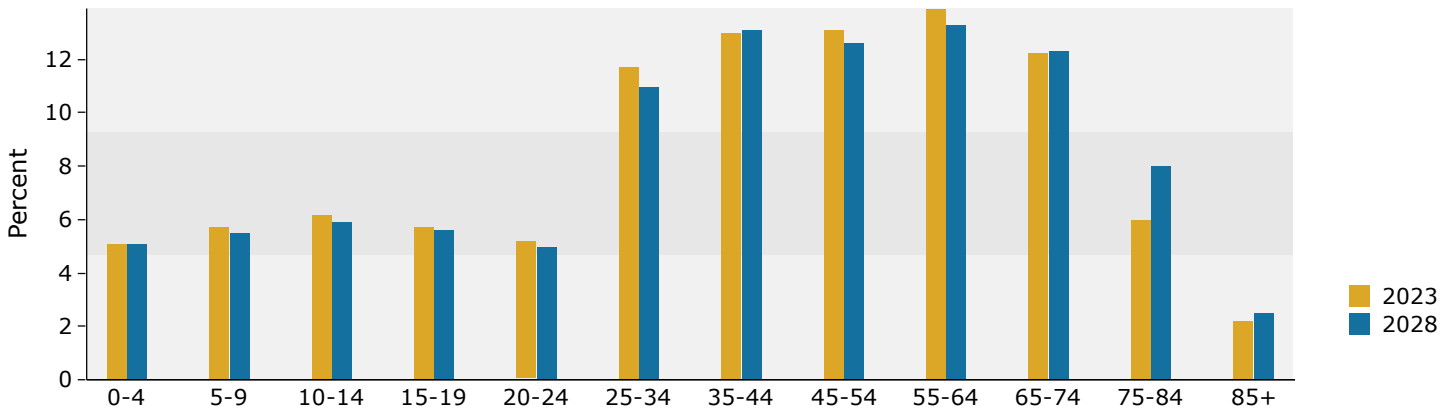
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

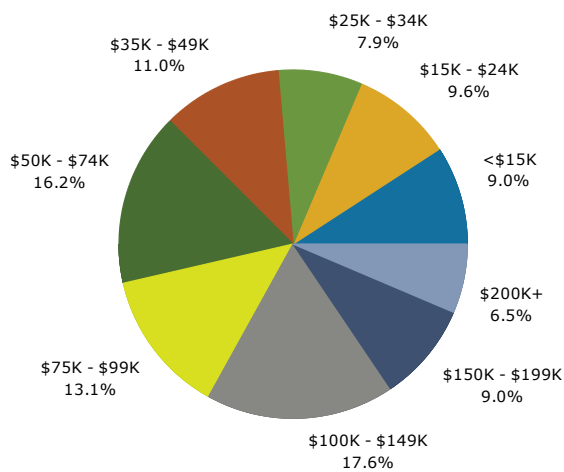
Trends 2023-2028



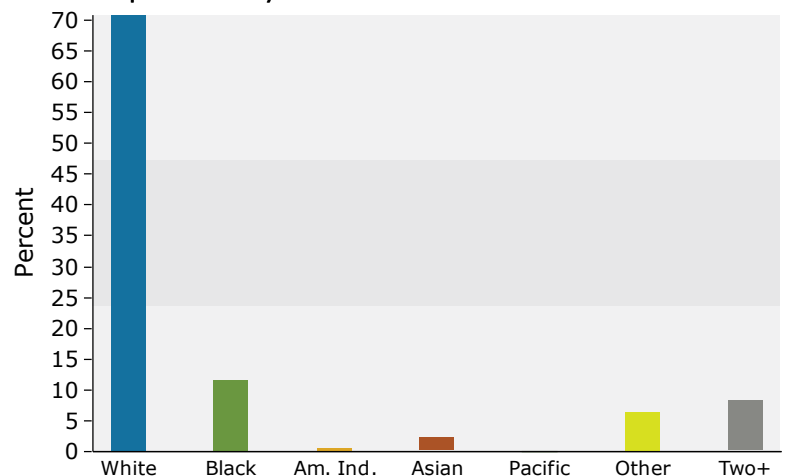
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 12.7%



Demographic and Income Profile

617 N Main St, Kernersville, North Carolina, 27284
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 36.12759
 Longitude: -80.06498

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|-------------------------------|-------------|-------------|--------|--------|
| Population | 52,475 | 58,385 | 61,185 | 63,624 |
| Households | 20,981 | 24,038 | 25,312 | 26,389 |
| Families | 14,889 | 16,372 | 17,502 | 18,249 |
| Average Household Size | 2.50 | 2.42 | 2.41 | 2.40 |
| Owner Occupied Housing Units | 15,400 | 16,910 | 18,074 | 18,833 |
| Renter Occupied Housing Units | 5,582 | 7,128 | 7,238 | 7,556 |
| Median Age | 39.9 | 43.2 | 42.5 | 43.5 |

| Trends: 2023-2028 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 0.78% | 0.53% | 0.30% |
| Households | 0.84% | 0.68% | 0.49% |
| Families | 0.84% | 0.60% | 0.44% |
| Owner HHs | 0.83% | 0.78% | 0.66% |
| Median Household Income | 3.00% | 3.37% | 2.57% |

| Households by Income | 2023 | | 2028 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 1,788 | 7.1% | 1,472 | 5.6% |
| \$15,000 - \$24,999 | 1,881 | 7.4% | 1,486 | 5.6% |
| \$25,000 - \$34,999 | 1,682 | 6.6% | 1,354 | 5.1% |
| \$35,000 - \$49,999 | 2,549 | 10.1% | 2,380 | 9.0% |
| \$50,000 - \$74,999 | 3,989 | 15.8% | 3,880 | 14.7% |
| \$75,000 - \$99,999 | 3,665 | 14.5% | 3,617 | 13.7% |
| \$100,000 - \$149,999 | 5,355 | 21.2% | 6,158 | 23.3% |
| \$150,000 - \$199,999 | 2,299 | 9.1% | 3,254 | 12.3% |
| \$200,000+ | 2,105 | 8.3% | 2,788 | 10.6% |

| | | |
|--------------------------|-----------|-----------|
| Median Household Income | \$79,092 | \$91,684 |
| Average Household Income | \$103,378 | \$121,265 |
| Per Capita Income | \$42,988 | \$50,588 |

| Population by Age | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 3,176 | 6.1% | 2,918 | 5.0% | 3,170 | 5.2% | 3,285 | 5.2% |
| 5 - 9 | 3,692 | 7.0% | 3,433 | 5.9% | 3,598 | 5.9% | 3,583 | 5.6% |
| 10 - 14 | 3,822 | 7.3% | 3,864 | 6.6% | 3,973 | 6.5% | 3,942 | 6.2% |
| 15 - 19 | 3,274 | 6.2% | 3,784 | 6.5% | 3,761 | 6.1% | 3,672 | 5.8% |
| 20 - 24 | 2,531 | 4.8% | 3,075 | 5.3% | 3,084 | 5.0% | 3,062 | 4.8% |
| 25 - 34 | 5,910 | 11.3% | 6,455 | 11.1% | 7,058 | 11.5% | 7,182 | 11.3% |
| 35 - 44 | 8,076 | 15.4% | 6,950 | 11.9% | 7,981 | 13.0% | 8,341 | 13.1% |
| 45 - 54 | 8,587 | 16.4% | 8,600 | 14.7% | 8,541 | 14.0% | 8,341 | 13.1% |
| 55 - 64 | 6,801 | 13.0% | 8,511 | 14.6% | 8,651 | 14.1% | 8,636 | 13.6% |
| 65 - 74 | 3,882 | 7.4% | 6,453 | 11.1% | 7,077 | 11.6% | 7,686 | 12.1% |
| 75 - 84 | 2,079 | 4.0% | 3,270 | 5.6% | 3,271 | 5.3% | 4,592 | 7.2% |
| 85+ | 645 | 1.2% | 1,072 | 1.8% | 1,018 | 1.7% | 1,304 | 2.0% |

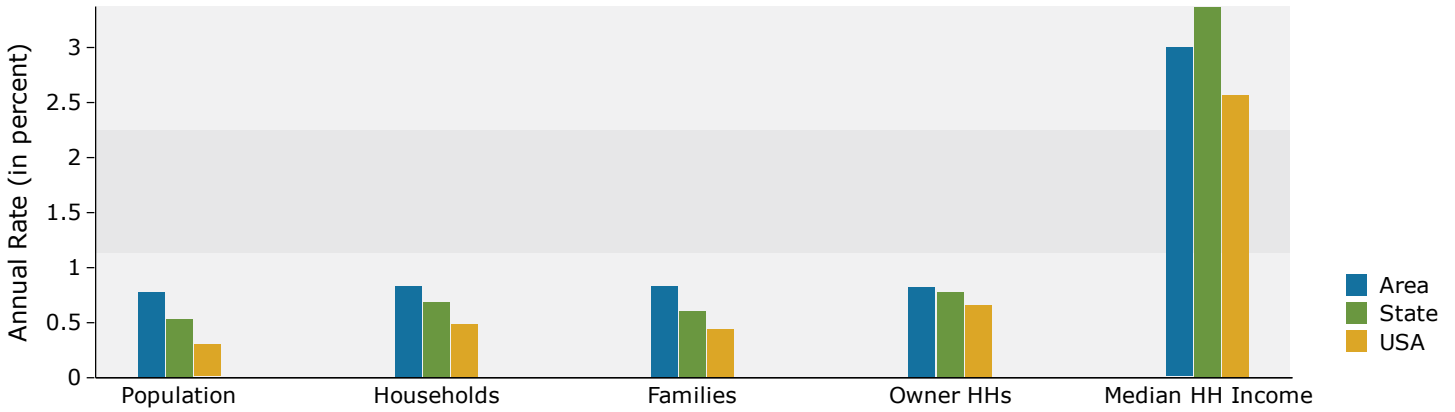
| Race and Ethnicity | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 43,296 | 82.5% | 43,029 | 73.7% | 44,372 | 72.5% | 44,764 | 70.4% |
| Black Alone | 5,050 | 9.6% | 6,712 | 11.5% | 7,164 | 11.7% | 7,709 | 12.1% |
| American Indian Alone | 217 | 0.4% | 355 | 0.6% | 380 | 0.6% | 421 | 0.7% |
| Asian Alone | 921 | 1.8% | 1,460 | 2.5% | 1,677 | 2.7% | 2,029 | 3.2% |
| Pacific Islander Alone | 20 | 0.0% | 9 | 0.0% | 11 | 0.0% | 15 | 0.0% |
| Some Other Race Alone | 2,006 | 3.8% | 2,628 | 4.5% | 2,943 | 4.8% | 3,404 | 5.4% |
| Two or More Races | 967 | 1.8% | 4,192 | 7.2% | 4,638 | 7.6% | 5,283 | 8.3% |

| | | | | | | | | |
|----------------------------|-------|------|-------|------|-------|-------|-------|-------|
| Hispanic Origin (Any Race) | 4,084 | 7.8% | 5,586 | 9.6% | 6,231 | 10.2% | 7,090 | 11.1% |
|----------------------------|-------|------|-------|------|-------|-------|-------|-------|

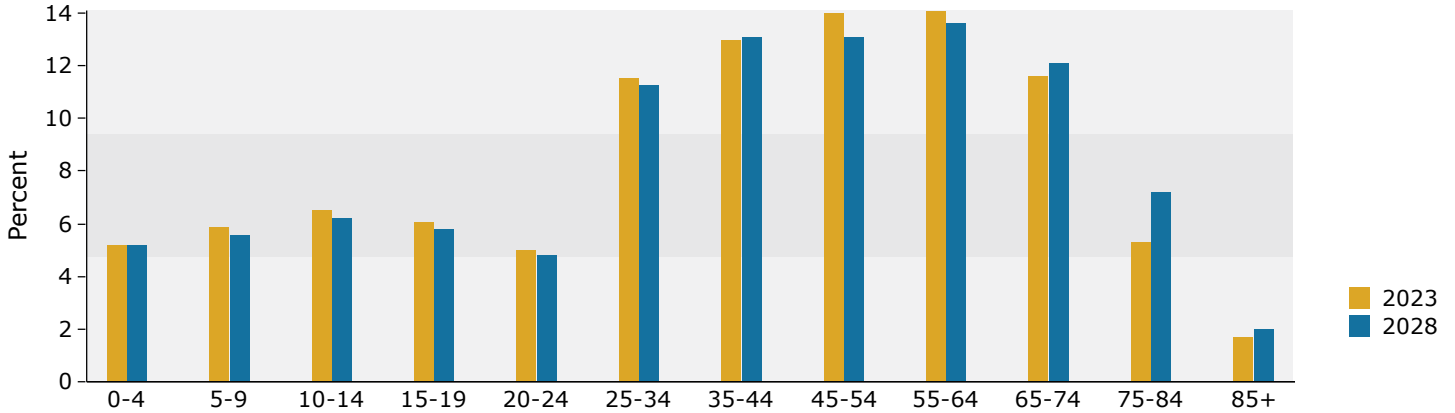
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

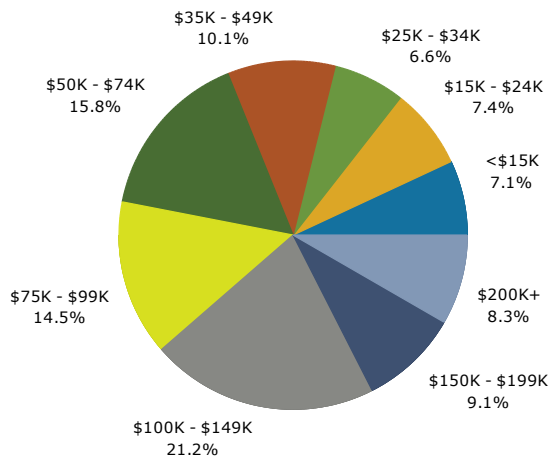
Trends 2023-2028



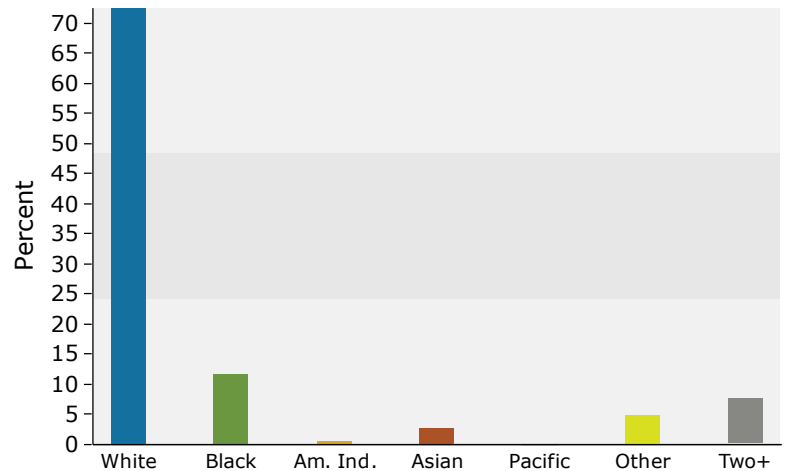
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 10.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.