



3541 NORTH PATTERSON AVENUE, WINSTON SALEM, NC

NORTHSIDE SHOPPING CENTER

2,452 - 14,729 SF AVAILABLE FOR LEASE



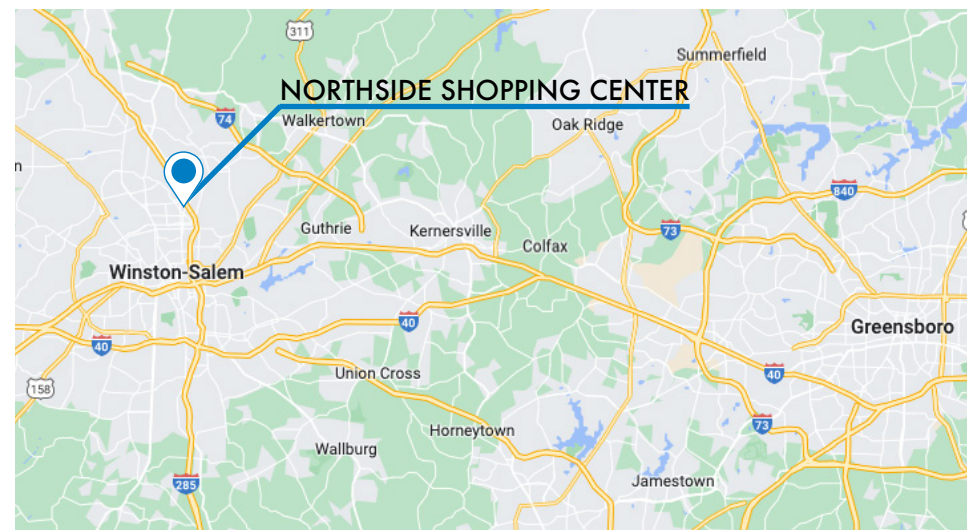
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NORTHSIDE SHOPPING CENTER

CHARLOTTE, NC

PROPERTY INFORMATION

- Northside Shopping Center is a 234,965 SF retail hub in the well-populated area of Northern Winston-Salem that features a mix of local and national tenants
- Strong, long-term anchors with Food Lion, CSL Plasma and Roses Express
- Proposed build-to-suit for big box retailer
- Easily accessible and visible from Highway 52
- Located at the signalized intersection of Leo Street and Akron Drive, this property is highly visible from street traffic
- Lease Rate: \$3.00 - \$10.00 SF/yr (NNN)

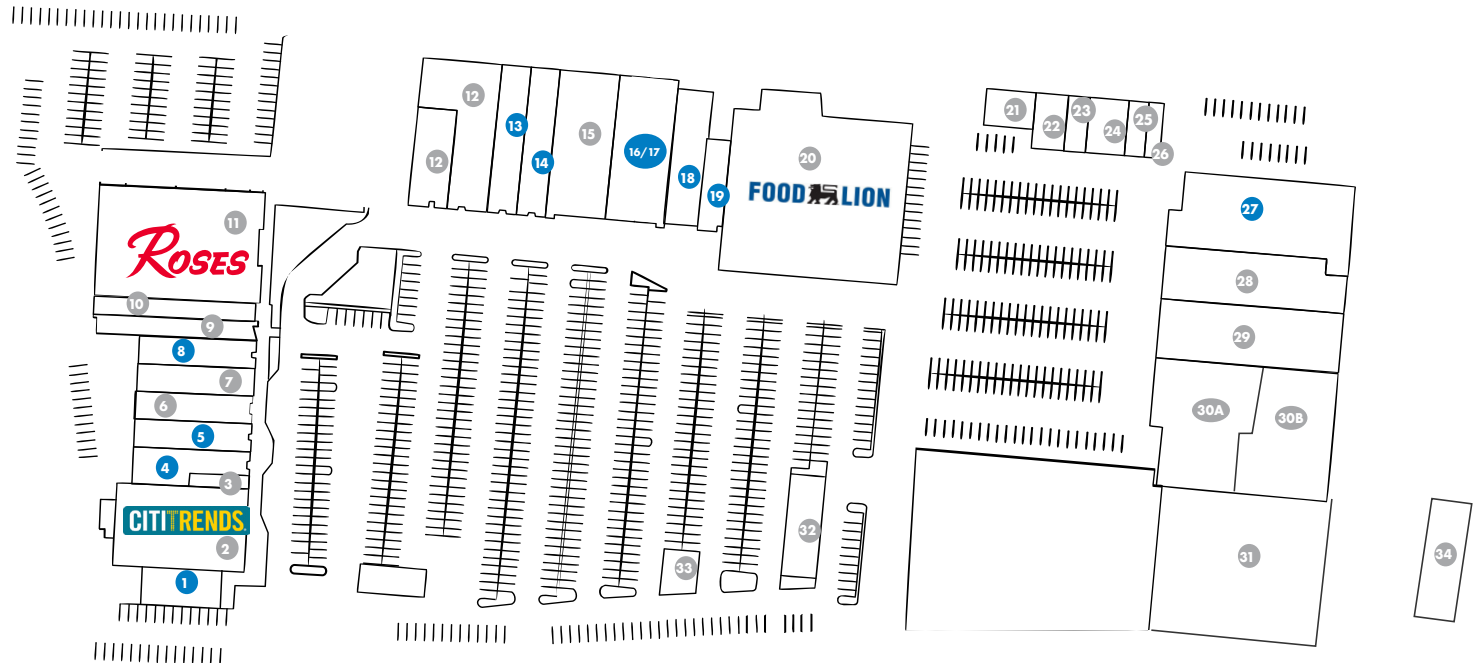


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SITE PLAN

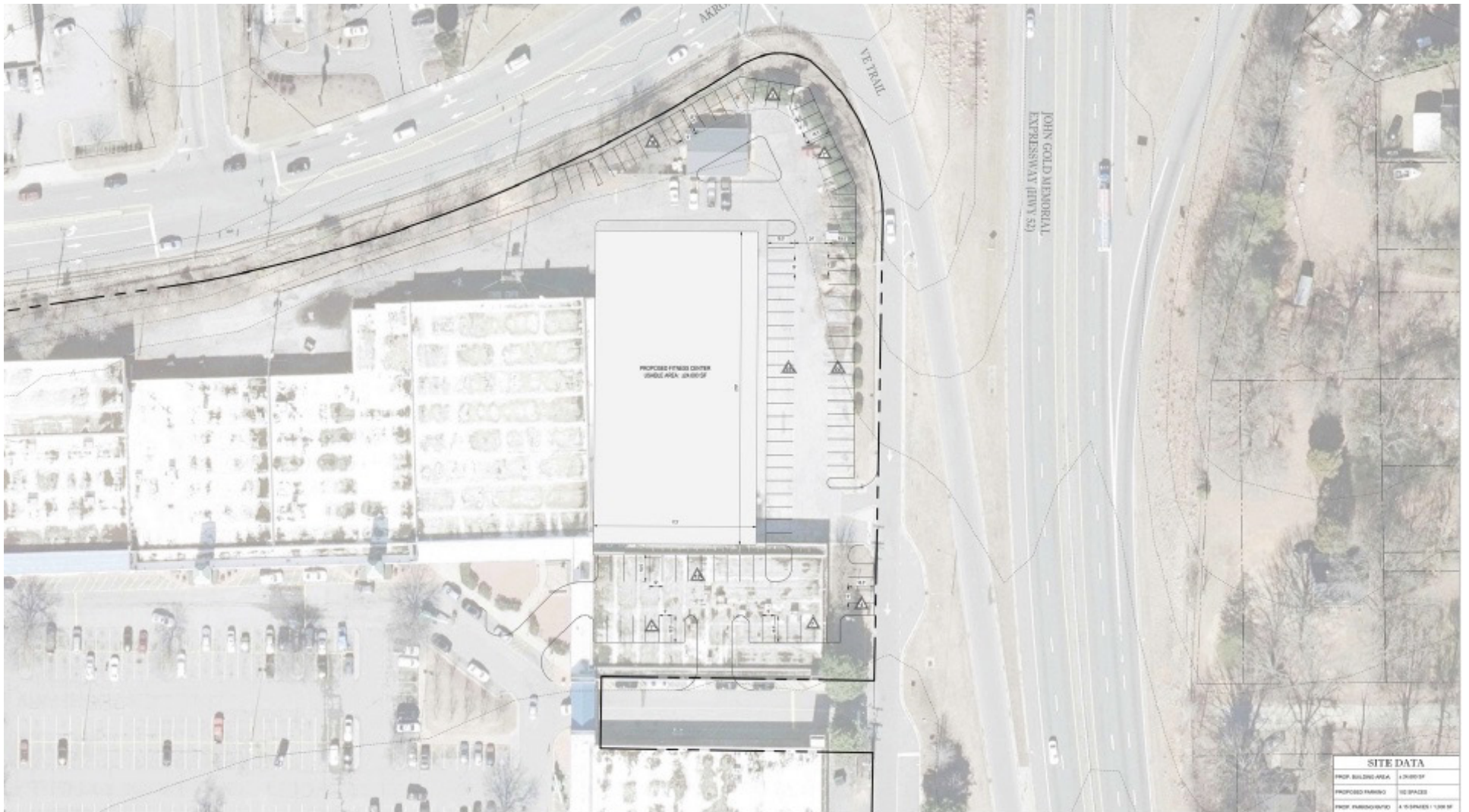
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#	TENANT	SF
1	Available	3,200 SF
2	CitiTrends	11,992 SF
3	Boost Mobile	819 SF
4	Available	3,795 SF
5	Available	3,556 SF
6	Cash America	3,541 SF
7	Cash America	3,573 SF
8	Available	3,547 SF
9	Ace Cash Express	3,363 SF
10	Metro PCS	3,108 SF
11	Roses	20,047 SF
12	ChenMed	4,230 SF
12	ChenMed	8,638 SF
13	Available	4,613 SF
14	Available	4,678 SF
15	Family Dollar	9,482 SF
16-17	Available	9,383 SF
18	Available	5,096 SF
19	Available	2,452 SF
20	Food Lion	30,280 SF

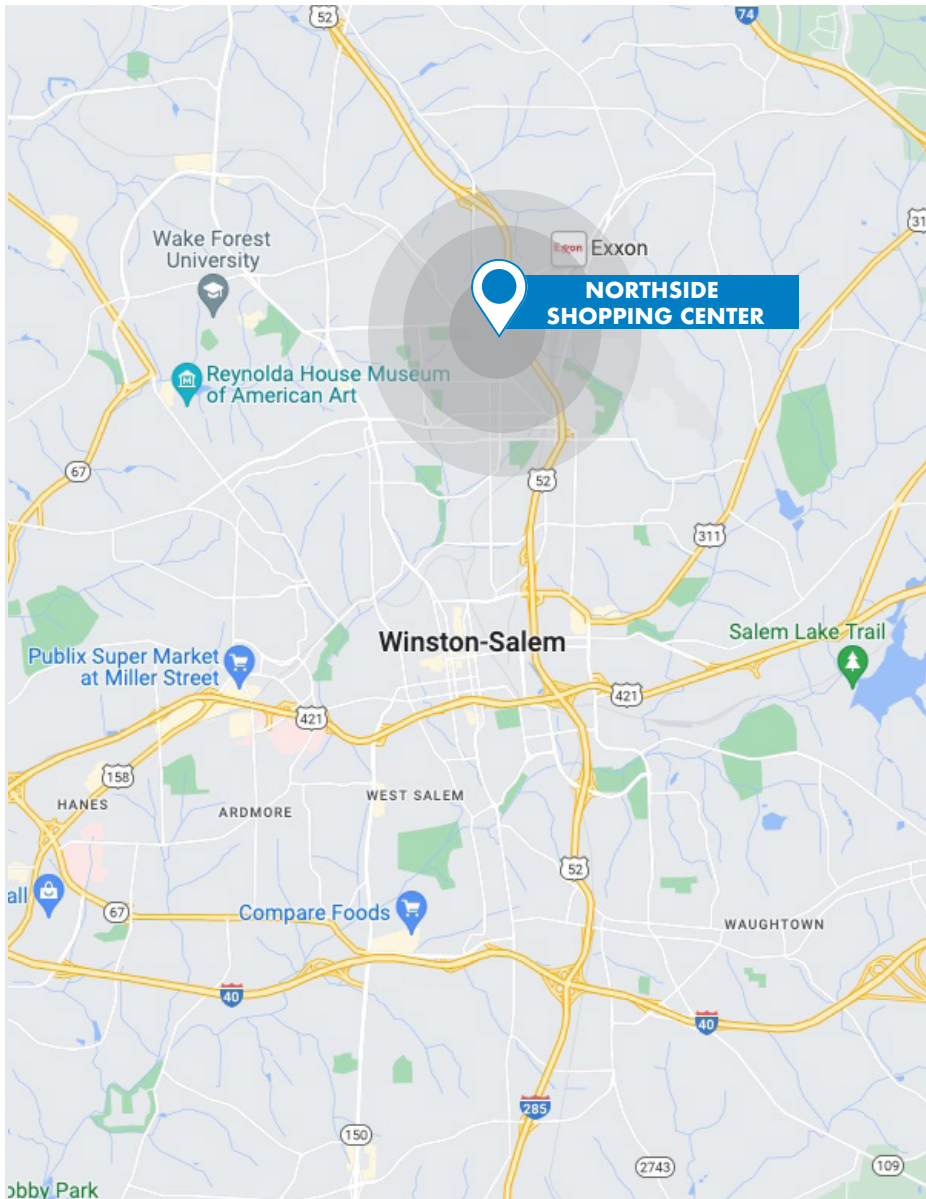
21	H&R Block	2,000 SF
22	China Restauraunt	1,990
23	Nails 1st	1,295 SF
24	Northside Laundry	2,400 SF
25	New Discount Tabaco	1,180 SF
26	Northside Cleaners	940 SF
27	Available	14,729 SF
28	Beauty World	10,261 SF
29	Beauty World	11,884 SF
30A	CSL Plasma	14,470 SF

30B	Beauty World	10,303 SF
31	Hernandez Auto Sale	2,637 SF
32	Aia Sweepstakes	3,850 SF
33	State Employees Credit Union	0 SF
34	American Deli	2,500 SF
TOTAL		234,965 SF



AREA OVERVIEW

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**AMENITIES LIST /
DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Population	5,370	55,540	128,294
Median Age	34.3	34.4	34.7
Household Income	\$34,721	\$42,005	53,505
Median Home Value	\$72,813	\$165,226	\$53,505
Total Households	2,016	21,384	50,148



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