

117 E BODENHAMER STREET, KERNERSVILLE, NC 27284

STOREFRONT FLEX SPACE FOR LEASE



LJ Kleger | (704) 765-4620 | lj@onealliancecompanies.com

ABOUT THE SPACE

STOREFRONT FLEX SPACE FOR LEASE

- Flex, retail/office space with warehouse in rear
- Daily Traffic Count: 17,520
- This property is .7 miles to US 421 which connects Winston Salem and Greensboro
- Access to Bodenhamer St and King St from rear of building
- Property is approximately 11 miles to Winston Salem, NC
- Property is approximately 18 miles to Greensboro, NC



BODENHAMER



AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type	Notes
121	+/- 1,800	1 st	\$18/SF	MG	Rent: \$2,700/Month Available 2.15.27





KERNERSVILLE, NC

Kernersville is a growing community in the Piedmont Triad region of North Carolina, conveniently located between Greensboro and Winston-Salem with access to major transportation routes including I-40, I-74 and U.S. 421. The town had an estimated population of 29,128 in 2025, representing nearly 10% growth since 2020. Its central Triad location provides residents and businesses with convenient access to surrounding employment centers, shopping, healthcare, transportation and regional amenities.

Kernersville has developed a diverse economic base that includes manufacturing, logistics, medical services, retail and financial services. The community's growth has supported additional housing, infrastructure improvements, parks, downtown investment and expanded services. Its location within the Piedmont Triad also places businesses within a broader regional market anchored by Greensboro, Winston-Salem and High Point.

Kernersville has experienced steady population growth over the past decade, increasing from 23,123 residents in 2010 to 26,449 in the 2020 Census, with the latest Census estimate reaching approximately 29,128 residents in 2025. The town encompasses approximately 17.9 square miles, with a 2020 population density of about 1,478 people per square mile.

Kernersville's location in the heart of the Piedmont Triad makes it a strategic location for both residential and commercial development. The community is positioned between Greensboro and Winston-Salem and benefits from access to major regional highways, including Interstate 40 and U.S. 421, providing connections throughout the Triad and beyond. Its central location has helped support the area's continued residential, retail, industrial and commercial growth.

Kernersville has a history dating back to the late 1700s. William Dobson purchased approximately 400 acres in the early 1770s and established an inn at an important crossroads. George Washington stayed at Dobson's Tavern on June 2, 1791, while traveling through the area. The property was later purchased by Joseph Kerner in 1817, and the community eventually became known as Kernersville. The town was officially incorporated on March 31, 1871, with a population of just 147 at the time.

Kernersville offers a mix of parks, recreational facilities, historic attractions and community events. Local amenities include Fourth of July Park, Paul J Ciener Botanical Garden, Kernersville Lake Park and Körner's Folly. The town also hosts community events such as Spring Folly, contributing to its small-town community atmosphere while the surrounding Triad provides access to larger metropolitan amenities.

With population growth, a diversified economy and a strategic location within the Piedmont Triad, Kernersville continues to attract residential and commercial investment. The town's economic development efforts have focused on supporting growth while investing in infrastructure, parks, downtown improvements and community services, creating an environment that accommodates both established businesses and new development.