



FISH MARKET

**FOR
LEASE**

835 S. MAIN STREET
KERNERSVILLE, NC 27284

7,800 SF
FREE-STANDING BUILDING

LISTING BROKER:
SHELLEY BHATIA, CCIM
910.273.8474 (M)
SBHATIA@TRADEMARKPROPERTIES.COM

1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

**835 MAIN STREET
KERNERSVILLE, NC 27284**

PROPERTY HIGHLIGHTS

- › 7,800 SF Freestanding Building
- › Immediate Occupancy Available
- › Located on Main Street in Kernersville, NC
- › Kernersville is located in Forsyth County within the Piedmont Triad, near Winston-Salem, Greensboro, and High Point
- › Convenient access to I-40 and Hwy 421
- › Excellent visibility and frontage on Main Street
- › Signage Opportunity
- › Flexible building layout suitable for retail, showroom, medical, office, or service uses
- › On-site parking available
- › Located in an established commercial corridor with surrounding retail and service businesses

LEASE RATE: \$18.00, NNN

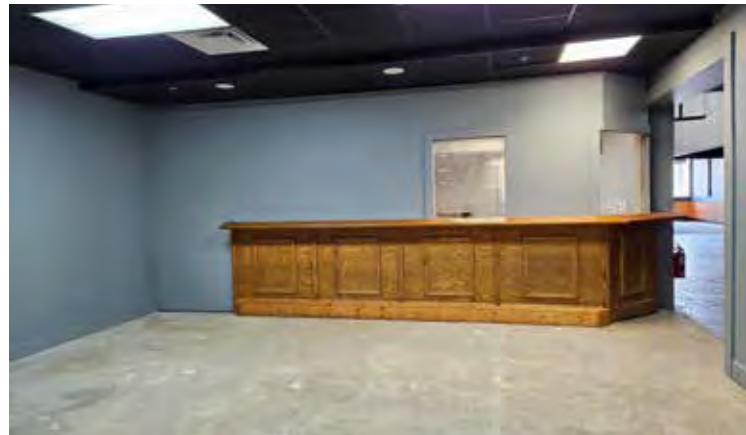


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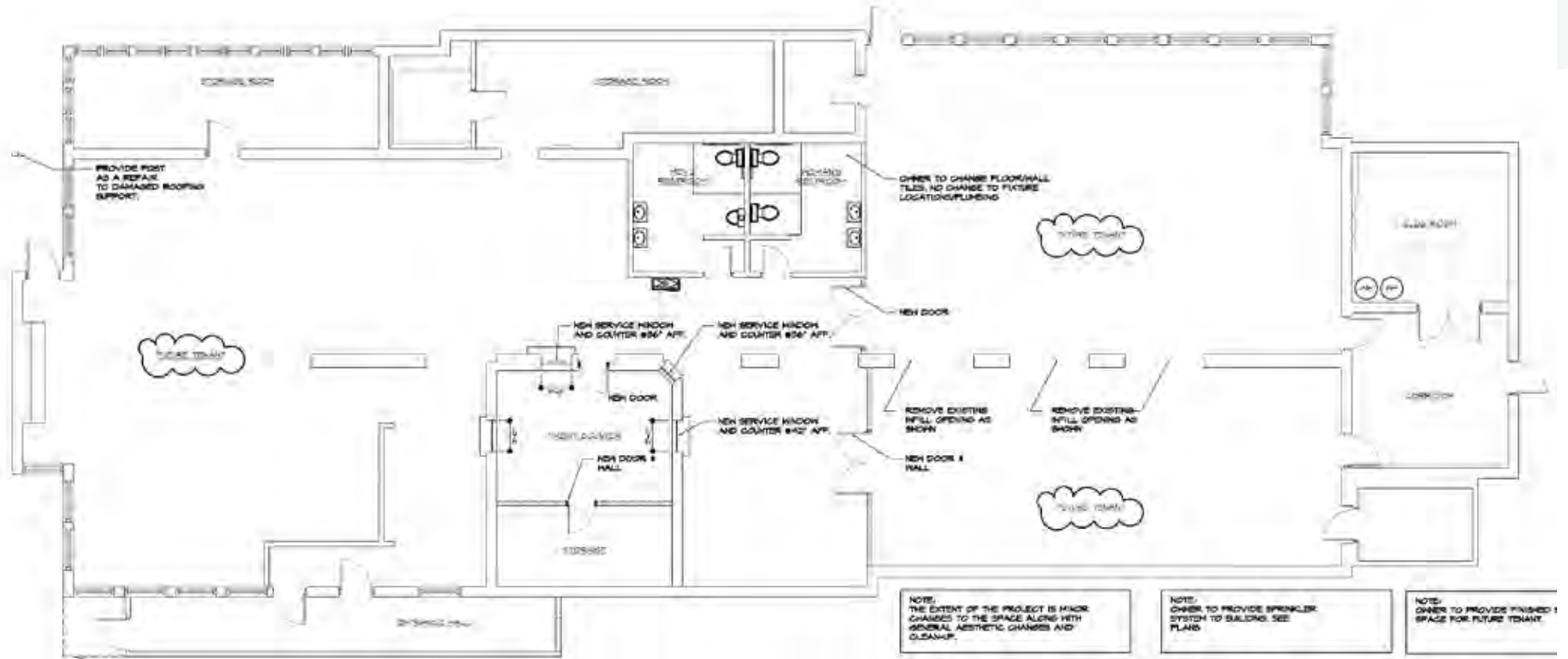
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PROPERTY PHOTOS



FLOOR PLAN





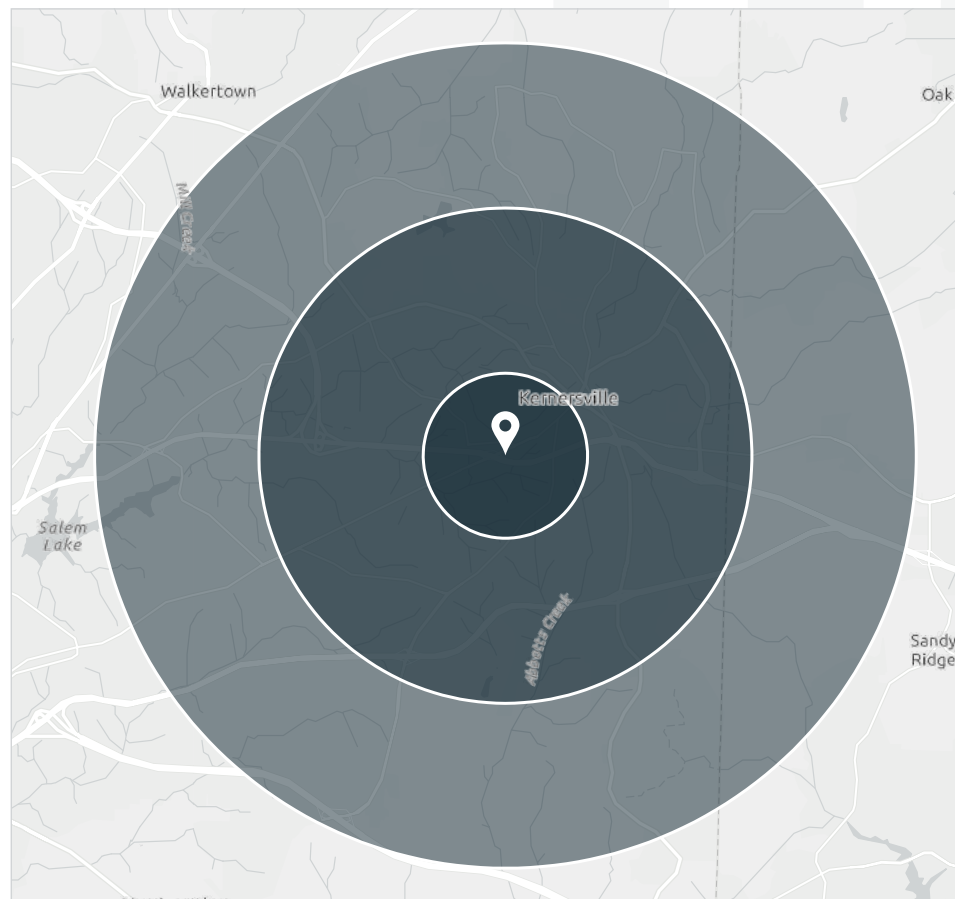
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 POPULATION	6,990	36,880	72,418
2030 POPULATION (PROJECTED)	7,007	38,071	75,505
2025 HOUSEHOLDS	3,684	16,351	30,510
2030 HOUSEHOLDS (PROJECTED)	3,760	17,089	32,261
OWNER-OCCUPIED HOUSING UNITS	1,555	10,714	21,612
RENTER-OCCUPIED HOUSING UNITS	2,129	5,637	8,898
2025 AVERAGE HOUSEHOLD INCOME	\$91,317	\$103,396	\$105,769
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$102,177	\$118,274	\$121,310



EXCLUSIVE BROKER:

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