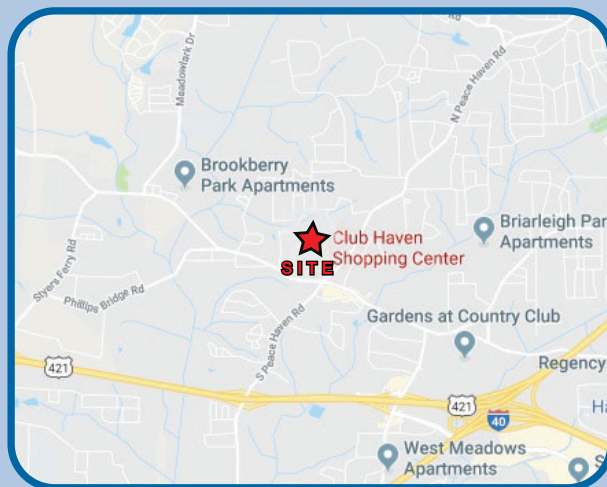


CLUB HAVEN

5049 Country Club Road, Winston-Salem, NC

An Ollie's-anchored center sitting off the corner of Country Club Road and Peace Haven Road, two of Winston-Salem's major thoroughfares that support a number of residential communities.



A well-crafted tenant lineup caters to both an affluent immediate consumer market, as well as appealing to the commuter traffic coming to central Winston-Salem from the western suburbs. The rent roll is comprised entirely of experiential, restaurant, and “treasure hunting” tenants. Calvary Baptist Church, among the largest churches in the city, while also having a K-12 student enrollment of 681, is just across the street.

PROPERTY MANAGER:

Nick Johnston
Meridian Realty
336.722.1986

njohnston@meridianrealty.com

THE **BEDRIN**
ORGANIZATION

Value Oriented Real Estate Managers

www.bedrin.com

LEASING CONTACTS:

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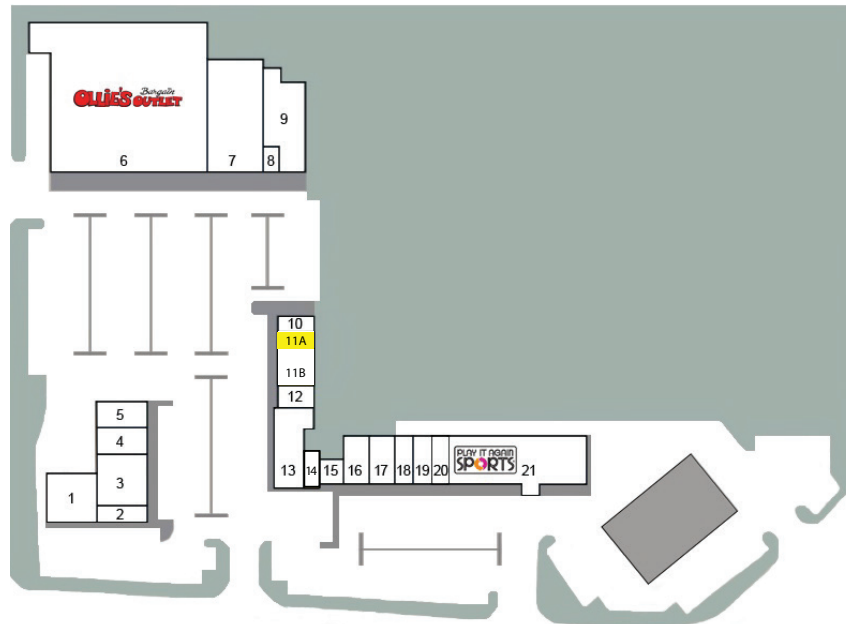
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DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
2018 Estimated	8,951	50,004	121,041
2023 Projected	9,445	52,834	127,915

INCOME

2018 Estimated	\$82,564	\$100,023	\$103,088
2023 Projected	\$94,585	\$115,580	\$119,550



Suite	Tenant	Sq. Footage
1	Tru Taekwando	3,600
2	A Cleaner World	1,200
3	Burn Bootcamp	3,600
4	China Wok	1,645
5	A Slice of Napoli	1,955
6	Ollie's Bargain Outlet	32,960
7	Dancers Edge	8,450
8/9	Mitchell's Piano Gallery	5,322
10	Edward Jones	1,232
11A	Available	1,840
11B	Brasstown Craft Chocolate	1,026
12	2Fierce Dancewear	968
13	Champney	1,821
14	Marvin Garage Doors	1,302
15	TJ's Deli Expansion	1,091
16	TJ's Deli	2,500
17	TJ's Ice Cream	954
18	C. Cravens & Co.	1,364
19	Harmony Day Spa	1,300
20	Camel City Clothing Co.	1,113
21	Play It Again Sports	7,458

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