



Troy A. Legge, CCIM

Executive Director

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Property Overview:

Property Size	1.01 ± Acre
Zoning:	HB (Highway Business)
Lease Type:	Built to Suit or Ground Lease

- Signalized – corner parcel
- 263' ± frontage on Jake Alexander Boulevard
- Less than .25 miles from Seven Auto Dealerships
- One minute to Interstate-85

Traffic Counts:

± 31,000 CPD – Jake Alexander Boulevard

± 5,300 CPD – Klumac Road

Demographics Highlights:

- \$57,274 average household income in 1-mile radius
- 18,413 employees in 3-mile radius
- 44,088 total population in 3-mile radius

830 Jake Alexander Boulevard South | Salisbury, NC 28147
Just off I-85 & Jake Alexander Boulevard

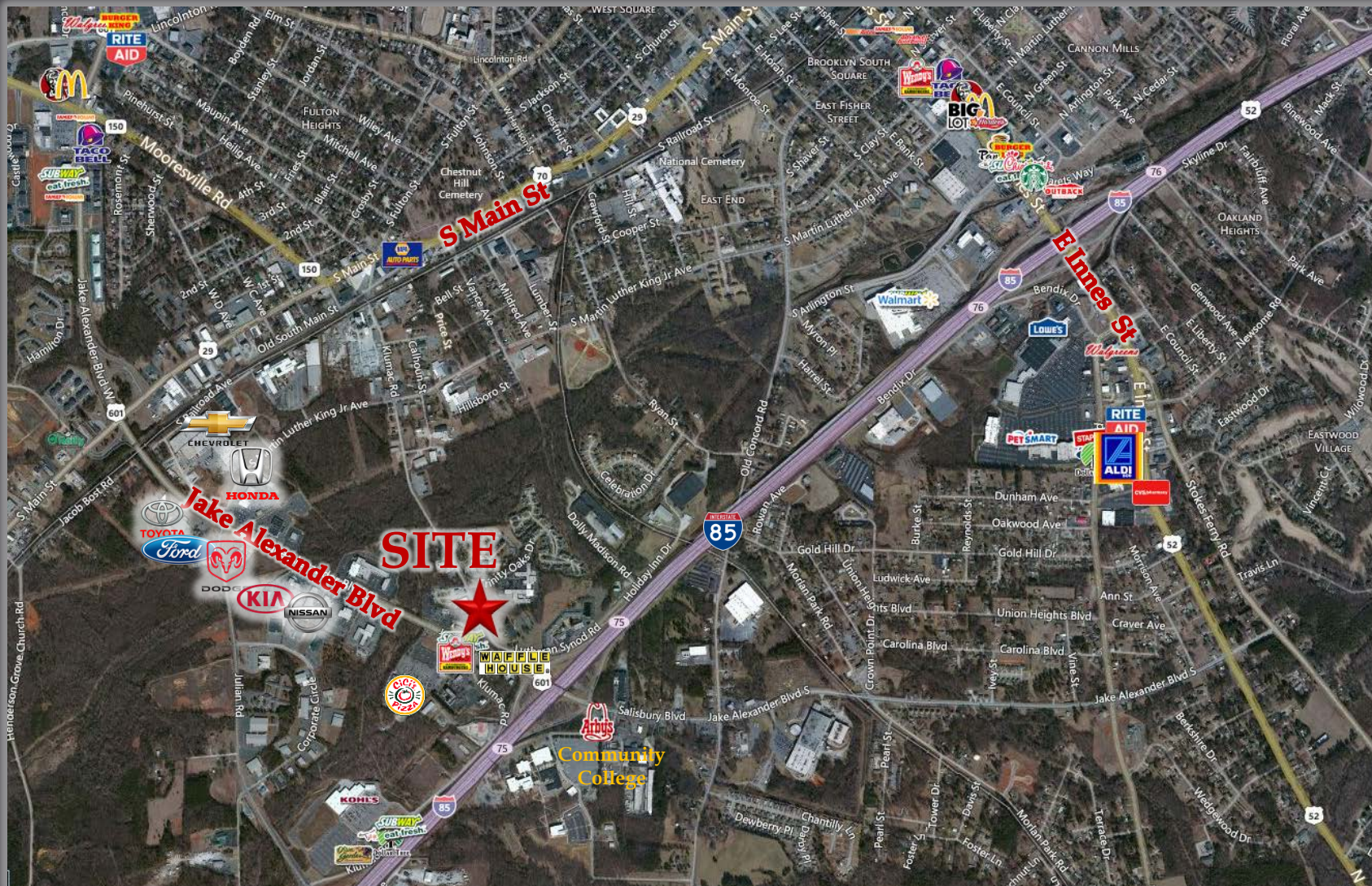


Sam's Real Estate, LLC | 7935 Council Place, Suite 102 | Matthews, NC 28105 | 704.940.3700

The information above has been obtained from sources believed to be reliable. We have not verified the information and make no guarantees about its accuracy.

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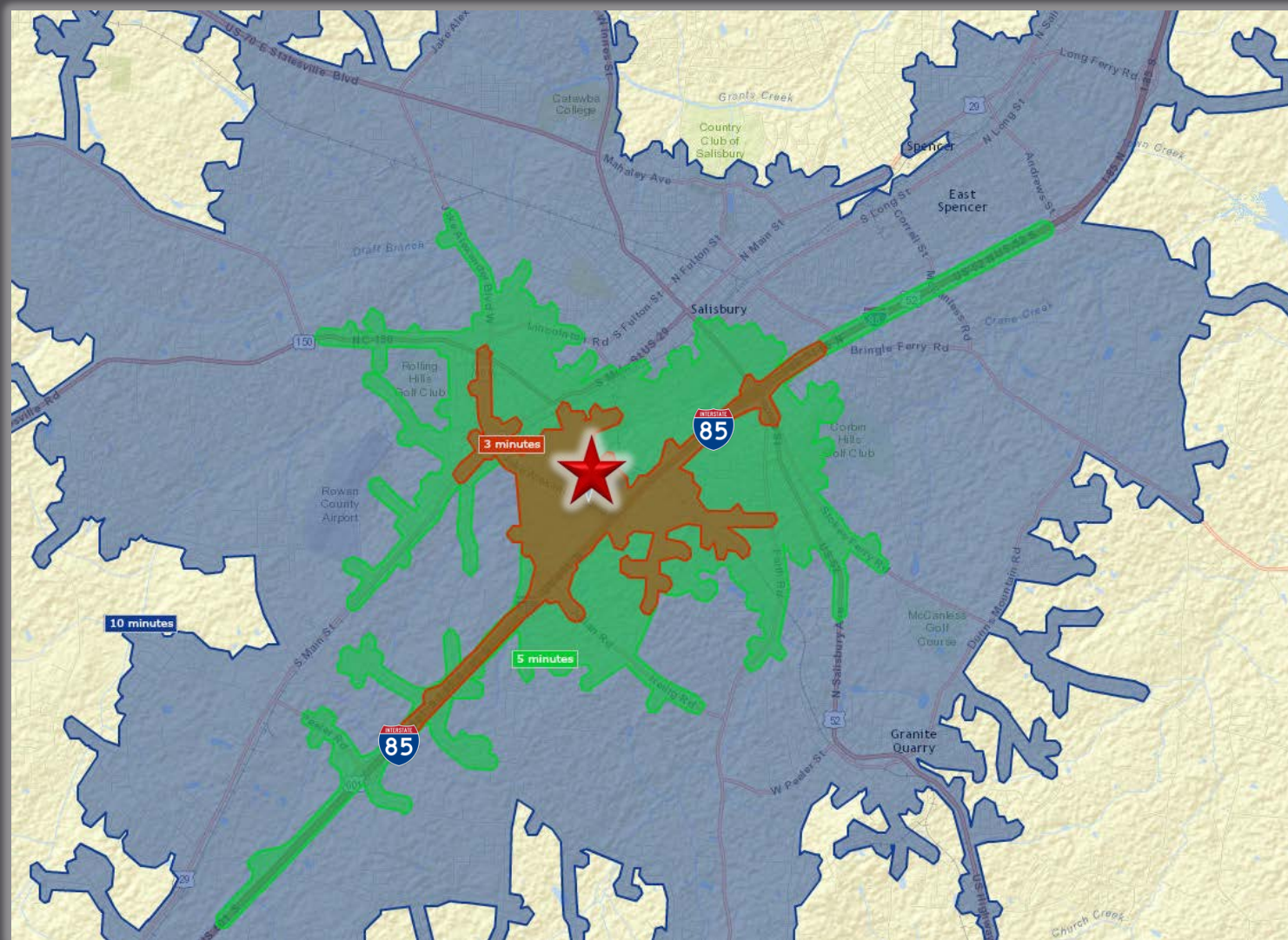


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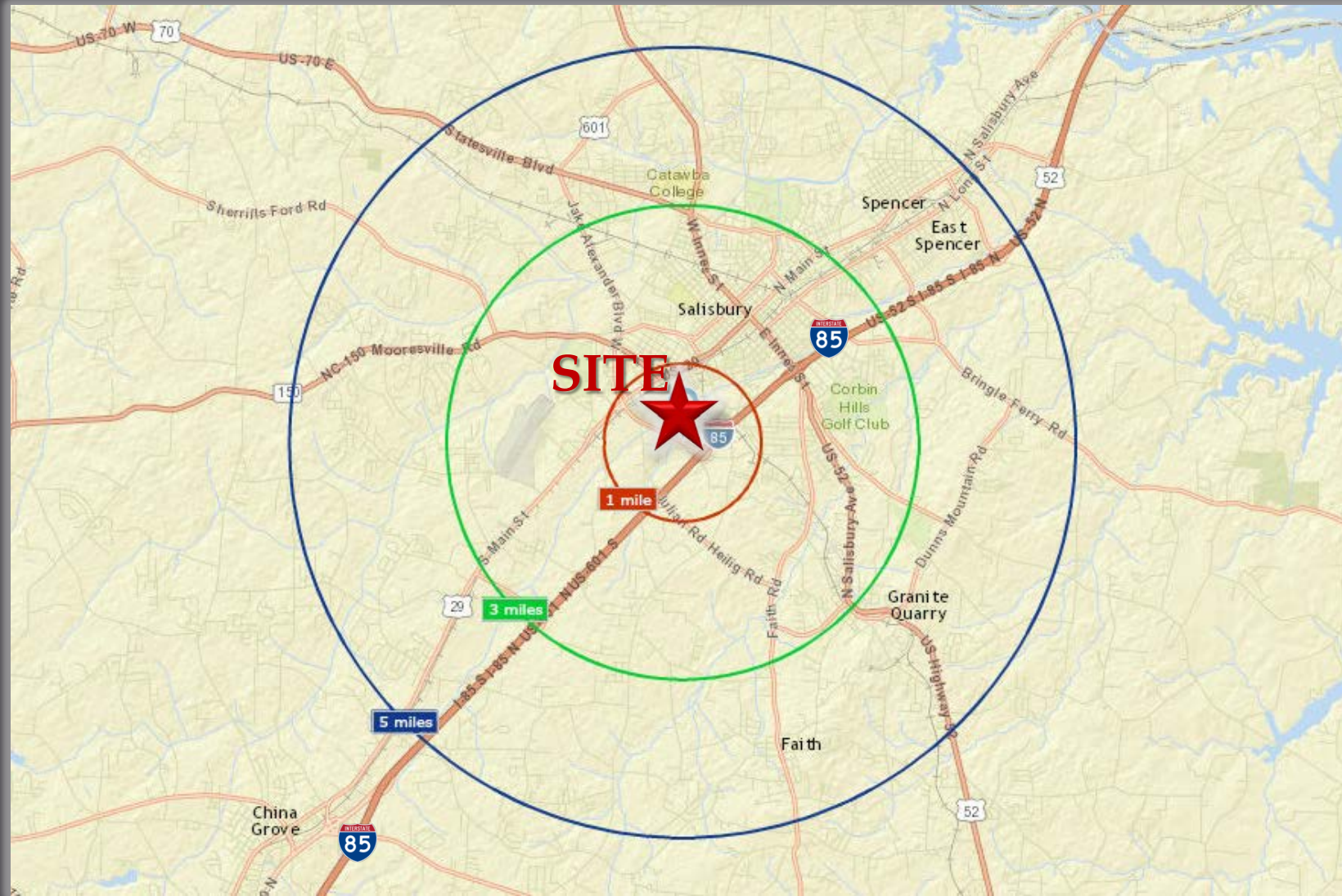
DRIVE TIME MAP (3, 5, 10 MINUTES)

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RADIUS MAP (1, 3, 5 MILES)

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	1 mile	3 miles	5 miles
Population			
2000 Population	1,994	24,572	52,927
2010 Population	2,108	25,885	56,340
2014 Population	2,294	26,077	57,054
2019 Population	2,370	26,309	57,754
2000-2010 Annual Rate	0.56%	0.52%	0.63%
2010-2014 Annual Rate	2.01%	0.17%	0.30%
2014-2019 Annual Rate	0.65%	0.18%	0.24%
2014 Male Population	44.5%	48.6%	49.3%
2014 Female Population	55.5%	51.4%	50.7%
2014 Median Age	40.2	36.8	38.3

In the identified area, the current year population is 57,054. In 2010, the Census count in the area was 56,340. The rate of change since 2010 was 0.30% annually. The five-year projection for the population in the area is 57,754 representing a change of 0.24% annually from 2014 to 2019. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 40.2, compared to U.S. median age of 37.7.

Race and Ethnicity

2014 White Alone	54.5%	53.7%	62.5%
2014 Black Alone	35.4%	36.3%	27.8%
2014 American Indian/Alaska Native Alone	0.7%	0.4%	0.4%
2014 Asian Alone	2.0%	1.6%	1.6%
2014 Pacific Islander Alone	0.0%	0.1%	0.1%
2014 Other Race	4.4%	5.6%	5.6%
2014 Two or More Races	2.9%	2.3%	2.1%
2014 Hispanic Origin (Any Race)	8.7%	10.3%	10.1%

Persons of Hispanic origin represent 10.1% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.7 in the identified area, compared to 62.6 for the U.S. as a whole.

Households

2000 Households	684	9,533	20,274
2010 Households	841	9,966	21,464
2014 Total Households	924	10,022	21,715
2019 Total Households	957	10,102	21,980
2000-2010 Annual Rate	2.09%	0.45%	0.57%
2010-2014 Annual Rate	2.24%	0.13%	0.27%
2014-2019 Annual Rate	0.70%	0.16%	0.24%
2014 Average Household Size	2.36	2.39	2.45



DEMOGRAPHIC REPORT CONTINUED

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	1 mile	3 miles	5 miles
Median Household Income			
2014 Median Household Income	\$31,413	\$32,946	\$37,548
2019 Median Household Income	\$36,914	\$38,567	\$43,793
2014-2019 Annual Rate	3.28%	3.20%	3.12%
Average Household Income			
2014 Average Household Income	\$42,811	\$46,766	\$51,857
2019 Average Household Income	\$47,550	\$52,048	\$57,690
2014-2019 Annual Rate	2.12%	2.16%	2.15%
Per Capita Income			
2014 Per Capita Income	\$17,859	\$18,150	\$19,839
2019 Per Capita Income	\$19,801	\$20,098	\$22,002
2014-2019 Annual Rate	2.09%	2.06%	2.09%

Households by Income

Current median household income is \$37,548 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$43,793 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$51,857 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$57,690 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$19,839 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$22,002 in five years, compared to \$32,168 for all U.S. households

Housing			
2000 Total Housing Units	802	10,459	22,005
2000 Owner Occupied Housing Units	331	5,226	12,967
2000 Renter Occupied Housing Units	353	4,306	7,307
2000 Vacant Housing Units	118	927	1,731
2010 Total Housing Units	1,145	11,826	24,644
2010 Owner Occupied Housing Units	405	5,124	12,948
2010 Renter Occupied Housing Units	436	4,842	8,516
2010 Vacant Housing Units	304	1,860	3,180
2014 Total Housing Units	1,155	12,007	25,106
2014 Owner Occupied Housing Units	420	4,912	12,703
2014 Renter Occupied Housing Units	504	5,110	9,012
2014 Vacant Housing Units	231	1,985	3,391
2019 Total Housing Units	1,168	12,149	25,498
2019 Owner Occupied Housing Units	422	4,895	12,833
2019 Renter Occupied Housing Units	535	5,207	9,147
2019 Vacant Housing Units	211	2,047	3,518

