



RETAIL PROPERTY FOR LEASE

ALEXANDER POINTE

850 JAKE ALEXANDER BOULEVARD W, SALISBURY, NC 28147



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,400 - 2,800 SF
Lease Rate:	Please call
Lot Size:	9.23 Acres
Building Size:	57,710 SF
Parking Ratio Per 1,000 SF:	5.02
Zoning:	HB
Traffic Count:	27,000 VPD (Jake Alexander Blvd @ Brenner Ave)

34,000 VPD (Jake Alexander Blvd @ Lincolnton Rd)

PROPERTY OVERVIEW

Harris Teeter anchored Neighborhood Center located off of Jake Alexander Blvd (Hwy 601) Northwest of Downtown Salisbury. Strategically located in central North Carolina and the rapidly growing Southeast region, with direct access to interstate highways, rail, and both international and regional airports.

PROPERTY HIGHLIGHTS

- Co-tenants: Harris Teeter, Wells Fargo, Farrington Family Medical, Goodwill, Jersey Mike's, Great Clips, and Nails #1
- Area Nationals: Aldi, Walgreen's, YMCA, Planet Fitness, Dunkin Donut's, Jimmy Johns, and Zaxby's
- 5 points of ingress and egress

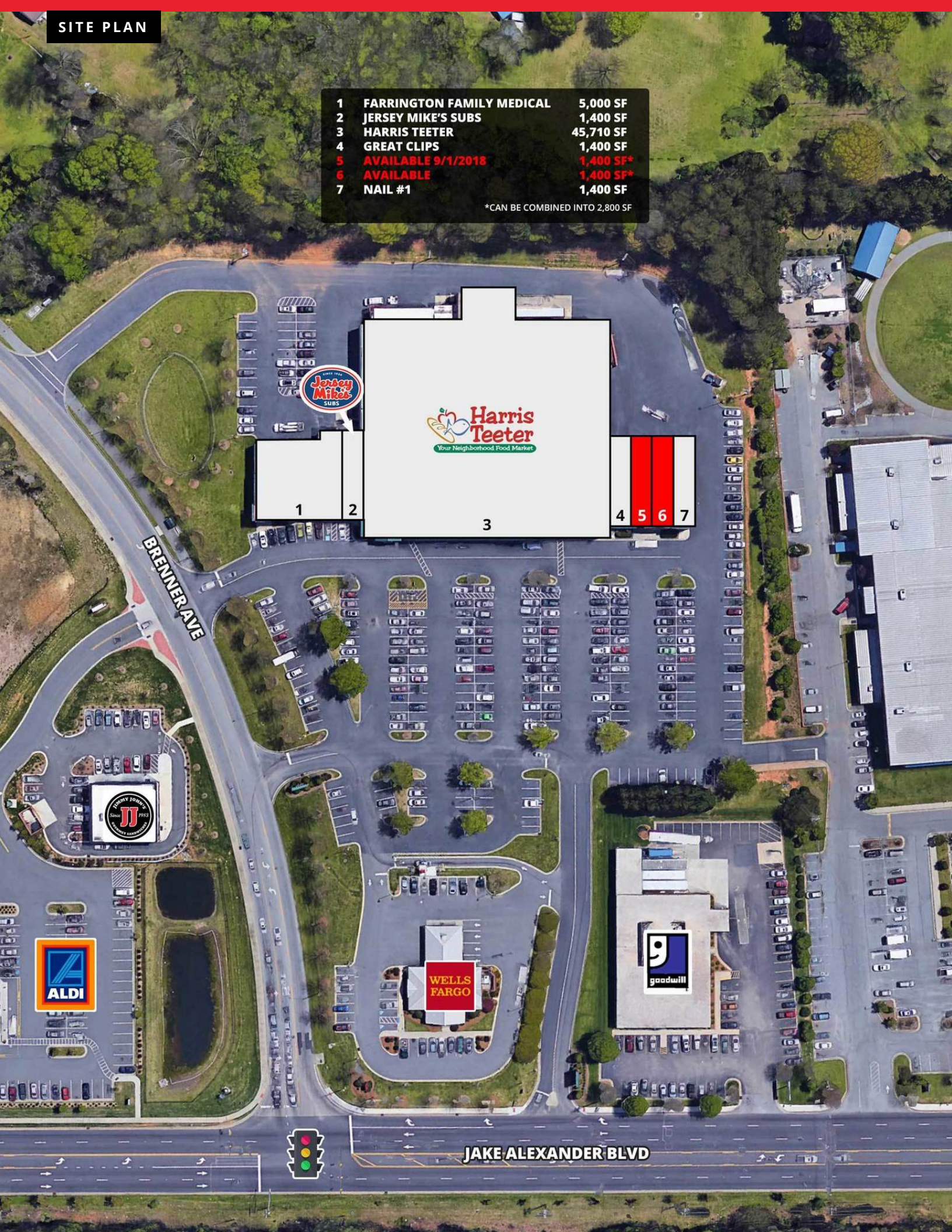
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,096	7,700	17,748
Total Population:	2,297	20,348	46,265
Average HH Income:	\$75,852	\$55,300	\$52,910

SITE PLAN

1	FARRINGTON FAMILY MEDICAL	5,000 SF
2	JERSEY MIKE'S SUBS	1,400 SF
3	HARRIS TEETER	45,710 SF
4	GREAT CLIPS	1,400 SF
5	AVAILABLE 9/1/2018	1,400 SF*
6	AVAILABLE	1,400 SF*
7	NAIL #1	1,400 SF

*CAN BE COMBINED INTO 2,800 SF



BRENNER AVE

JAKE ALEXANDER BLVD

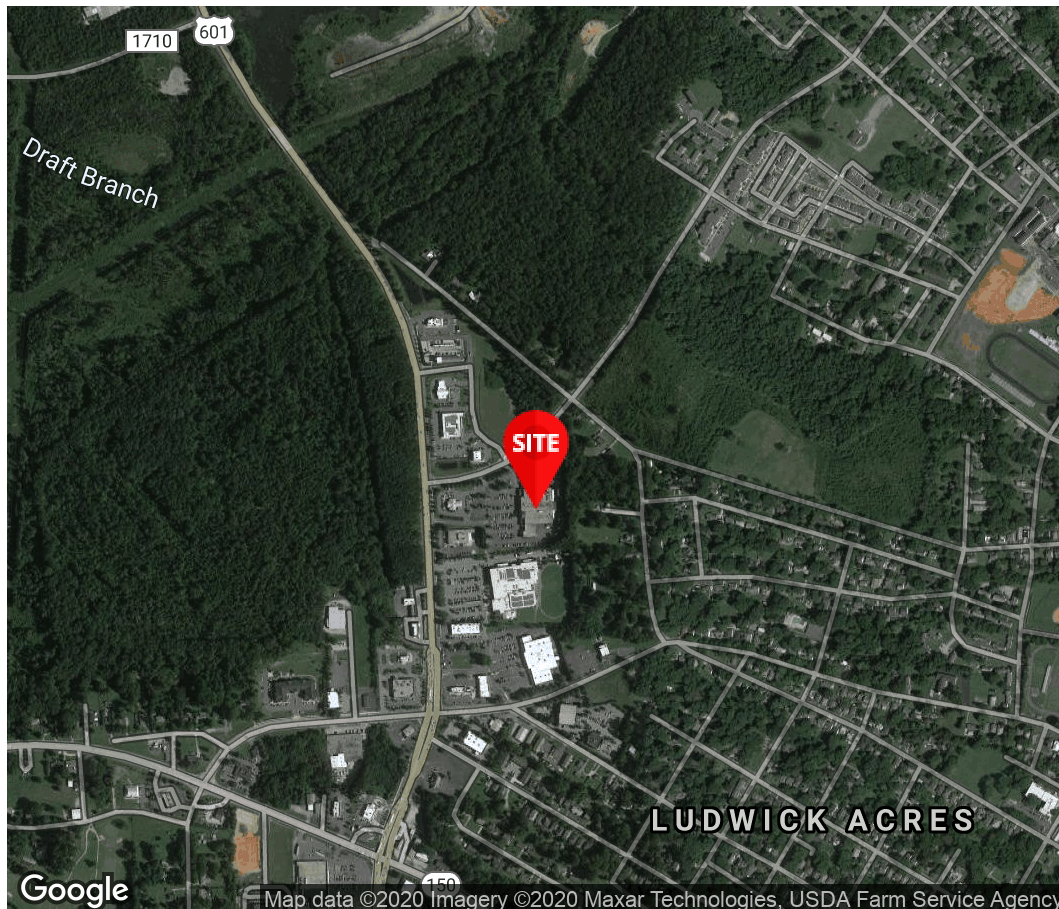
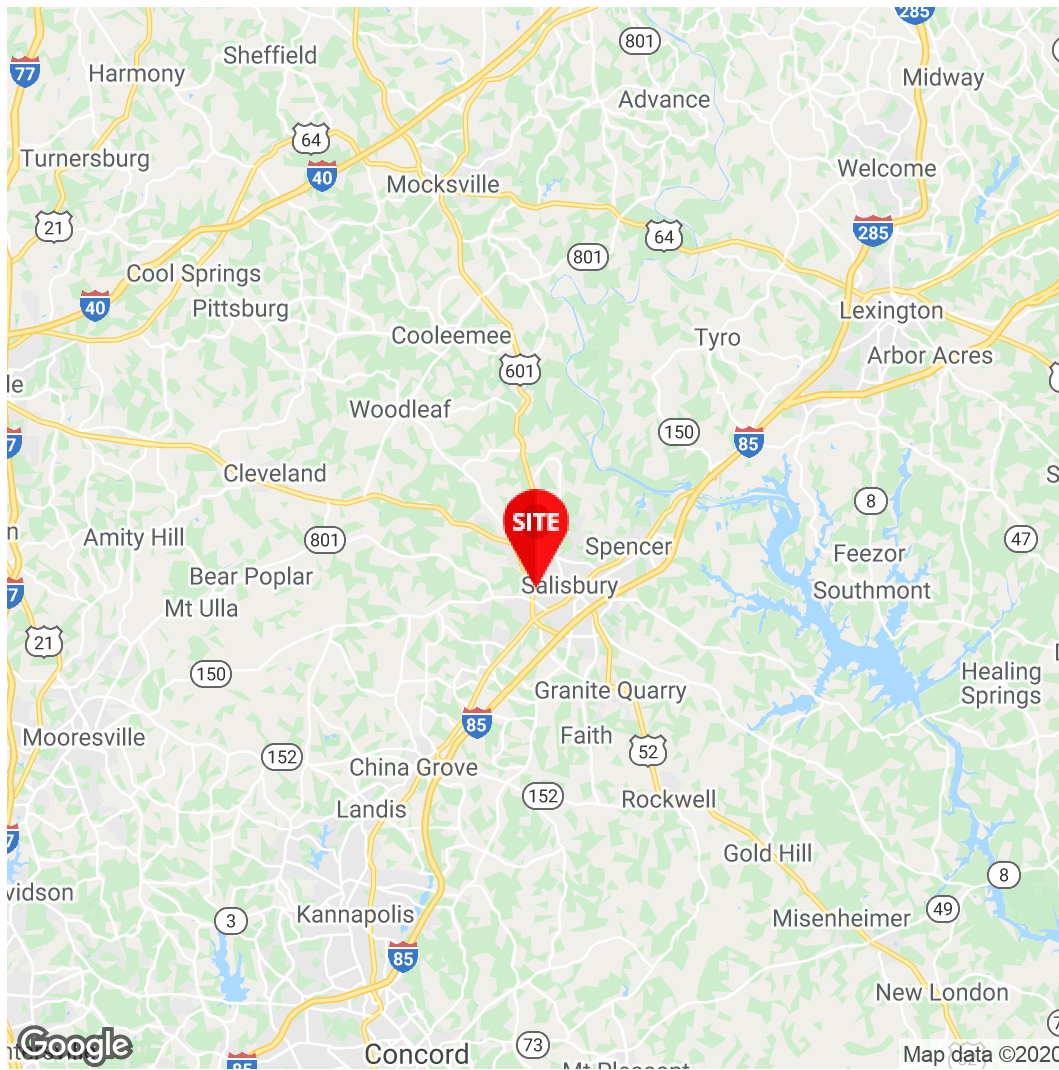
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DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	6,223	31,804	53,081
Households	2,263	12,220	20,236
Families	1,371	7,558	13,099
Average Household Size	2.38	2.39	2.45
Owner Occupied Housing Units	875	6,292	11,952
Renter Occupied Housing Units	1,388	5,928	8,284
Median Age	30.0	35.8	37.7
2020 Summary			
Population	6,804	33,946	56,826
Households	2,465	12,938	21,486
Families	1,468	7,879	13,702
Average Household Size	2.41	2.42	2.48
Owner Occupied Housing Units	1,018	6,997	13,212
Renter Occupied Housing Units	1,447	5,941	8,273
Median Age	30.9	37.2	39.1
Median Household Income	\$31,653	\$40,124	\$43,446
Average Household Income	\$45,831	\$58,835	\$60,722
2025 Summary			
Population	7,047	34,961	58,634
Households	2,555	13,314	22,152
Families	1,515	8,070	14,066
Average Household Size	2.42	2.43	2.48
Owner Occupied Housing Units	1,069	7,225	13,678
Renter Occupied Housing Units	1,486	6,089	8,474
Median Age	30.8	37.9	40.0
Median Household Income	\$33,404	\$41,372	\$45,223
Average Household Income	\$50,090	\$62,904	\$65,456
Trends: 2020-2025 Annual Rate			
Population	0.70%	0.59%	0.63%
Households	0.72%	0.57%	0.61%
Families	0.63%	0.48%	0.53%
Owner Households	0.98%	0.64%	0.70%
Median Household Income	1.08%	0.61%	0.80%



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