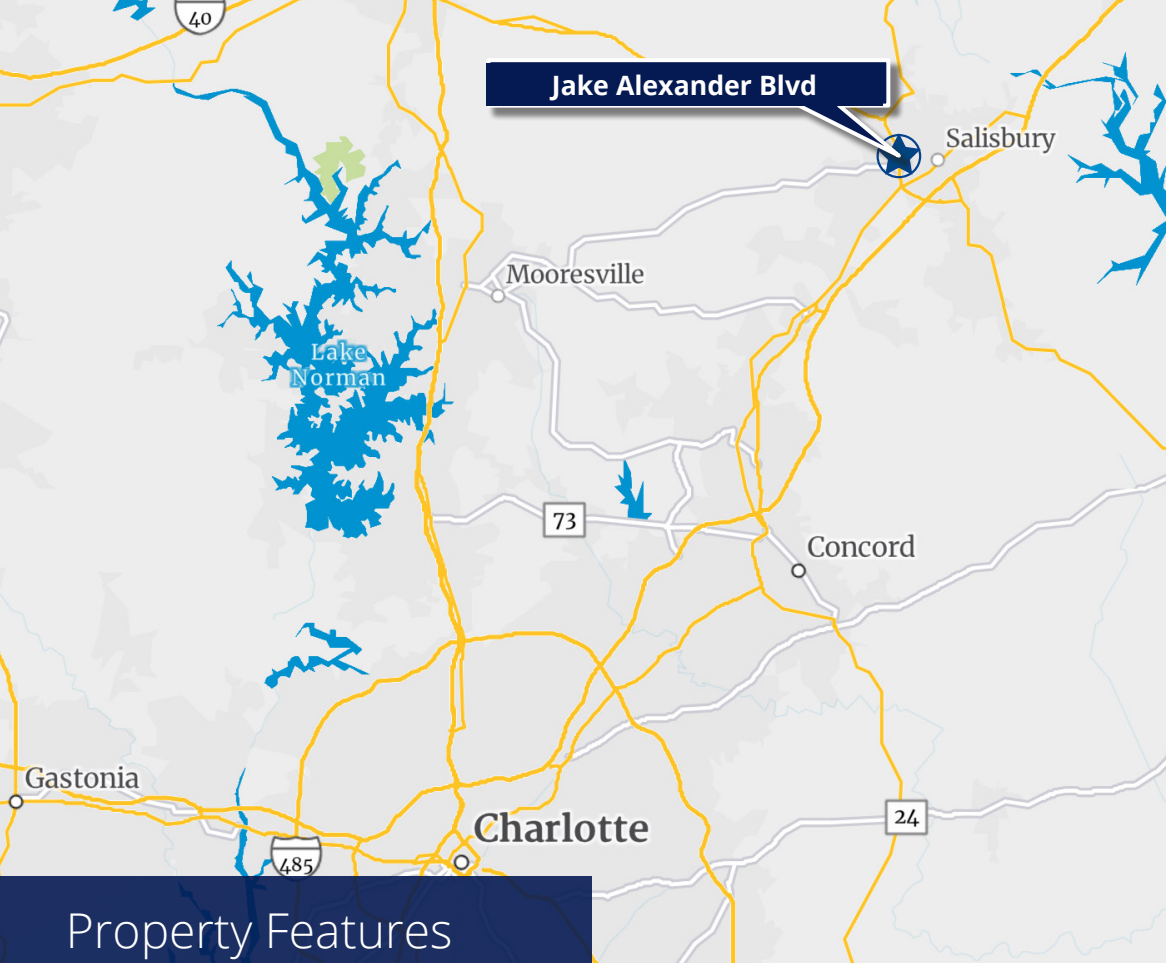


521 Jake Alexander Blvd W.,
Salisbury, NC 28147

Colliers

Leasing Opportunity

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Property Features

- 56,316 SF shopping center positioned along heavy retail corridor with access to I-85 and Hwy 70
- Existing ATM on site
- Food Lion anchored shopping center that offers an excellent mix of national and regional tenants
- 33,000 VPD on Jake Alexander Blvd W.
- Other retailers in the immediate area include: Food Lion, Discount Tire, UPS Sotre, Family Dollar, Truist Bank, Napa Auto Parts, Walgreens, Planet Fitness, YMCA, Harris Teeter, Aldi, Subway, McDonalds & more.
- One of the top performing Food Lion's in the chain with the entire center undergoing improvements

Demographics

	3 Mile	5 Mile	7 Mile
Population	32,826	59,386	80,872
Total Households	12,943	23,549	31,918
Average Household Income	\$76,444	\$85,481	\$86,925
Daytime Population	50,938	71,763	87,050

Available Space (APPROX)

Unit 2	7,000 SF
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Basic Lease Rate

\$16.00/SF NNN

- CAM: \$1.50/SF
- Tax: \$1.30/SF
- Insur: \$0.35/SF
- **Total: \$3.15/SF**



Jake Alexander Blvd

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Tenant Roster

UNIT	TENANT	SF
1	Food Lion	36,000
2	AVAILABLE	7,000
3	Rolling Fog Tobacco	1,260
4	Shyu's Ting HAO	1,260
5	Metro By T-Mobile	1,260
6	Fancy Nails	1,260
7	One Main Financial	2,520
8	Boost Mobile	1,260
9	Jackson Hewitt	1,260
10	Wells Fargo ATM	-
Total: 53,080 SF		



Available For Lease:

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