



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
Lease Type:	\$4.36 NNN
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

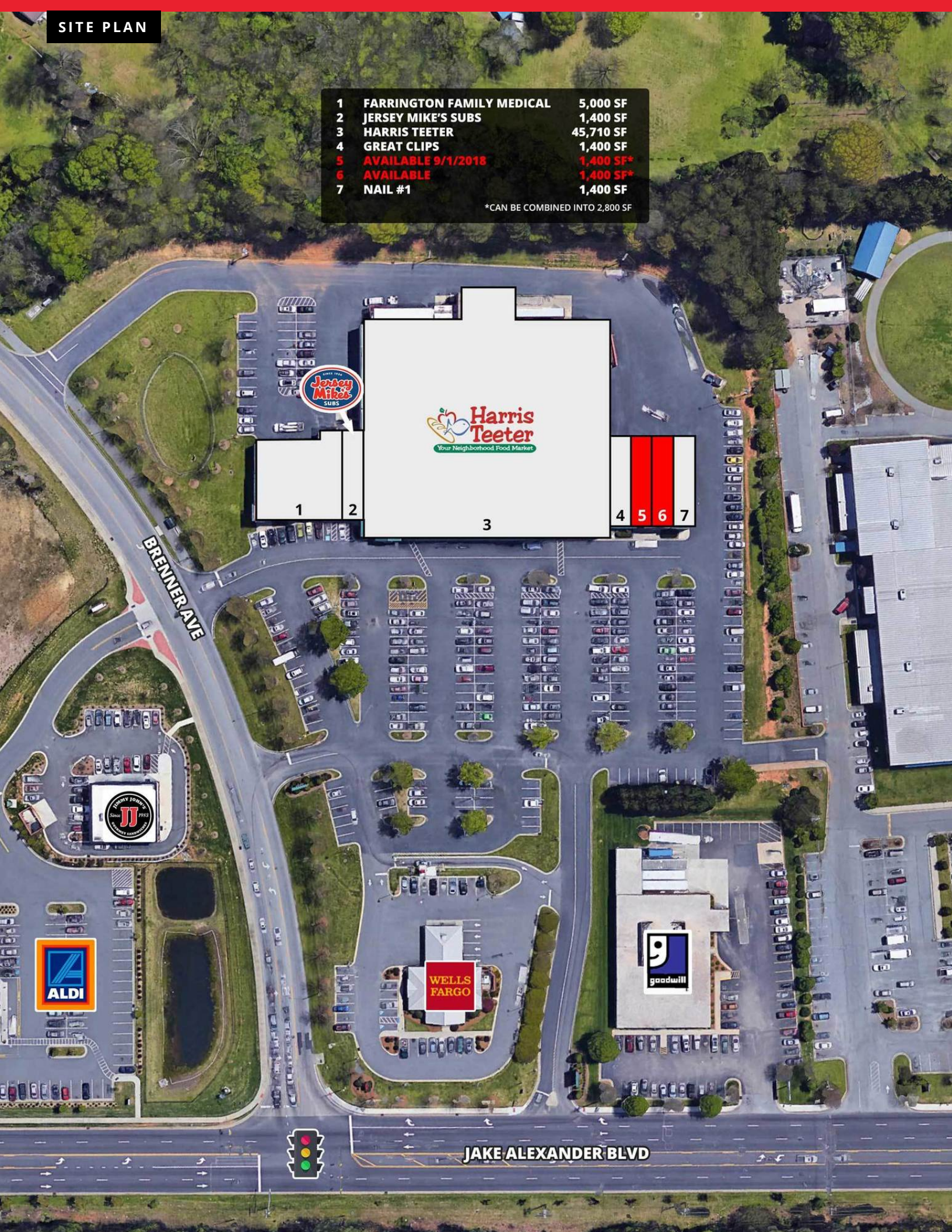
DEMOGRAPHICS

	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



1

2

3

4

5

6

7

BRENNER AVE



JAKE ALEXANDER BLVD

ALEXANDER POINTE

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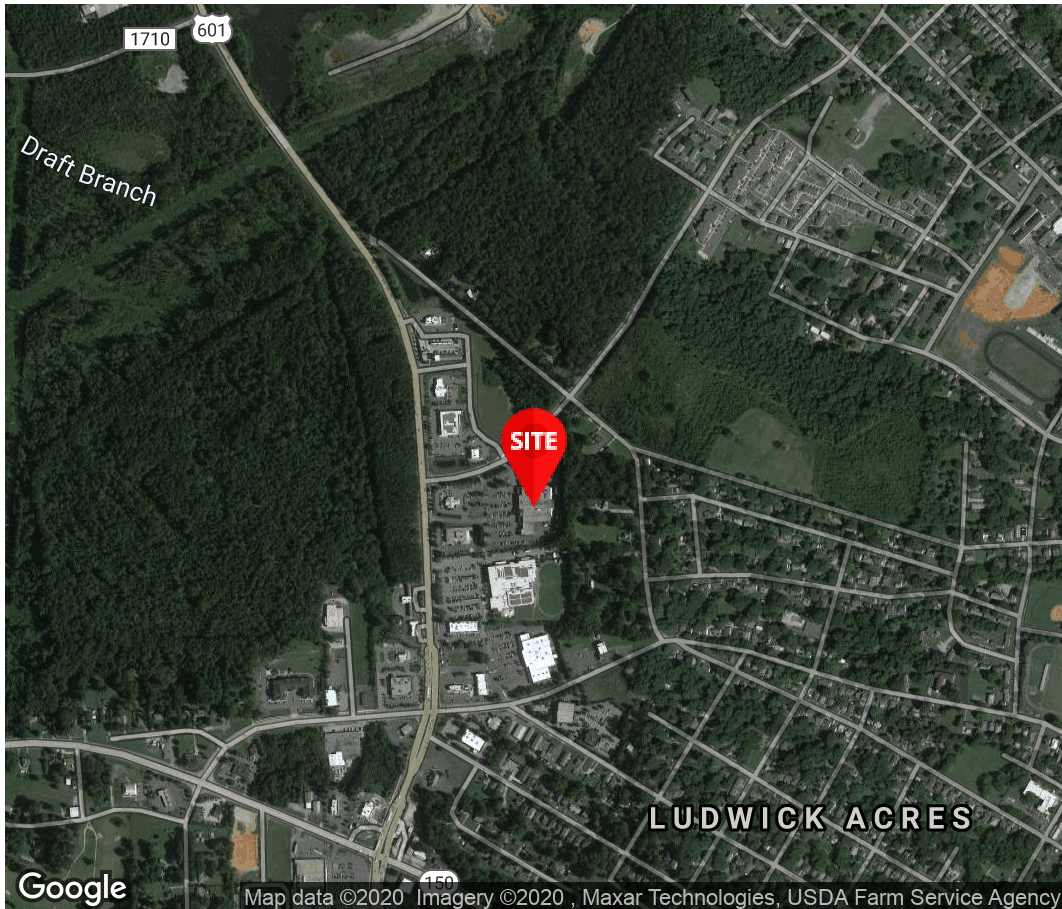
DEMOGRAPHICS



	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	2,054	25,804	56,398
Households	834	9,908	21,487
Families	483	6,065	14,092
Average Household Size	2.34	2.39	2.45
Owner Occupied Housing Units	402	5,077	12,962
Renter Occupied Housing Units	432	4,831	8,525
Median Age	39.4	36.3	37.6
2017 Summary			
Population	2,297	26,642	58,241
Households	936	10,107	21,913
Families	532	6,098	14,188
Average Household Size	2.33	2.42	2.48
Owner Occupied Housing Units	419	4,826	12,562
Renter Occupied Housing Units	517	5,281	9,351
Median Age	40.6	37.3	38.6
Median Household Income	\$34,829	\$35,369	\$39,135
Average Household Income	\$49,073	\$49,965	\$55,118
2022 Summary			
Population	2,408	27,148	59,347
Households	982	10,268	22,251
Families	555	6,158	14,333
Average Household Size	2.34	2.43	2.49
Owner Occupied Housing Units	431	4,857	12,719
Renter Occupied Housing Units	551	5,411	9,532
Median Age	40.4	38.1	39.3
Median Household Income	\$36,778	\$37,022	\$41,654
Average Household Income	\$56,173	\$56,571	\$62,532
Data for all businesses in area			
Total Businesses	241	1,811	2,502
Total Employees	5,187	25,252	34,942
Employee/Residential Population Ratio	226	95	60



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