

# WALLACE COMMONS II

1435-1465 KLUMAC ROAD, SALISBURY, NC



## ▶ PROPERTY DETAILS

Total Square Footage: 110,922

## ▶ PROPERTY DESCRIPTION

- 209,000-square-foot\* power center anchored by Belk and Kohl's. Junior anchors include Michaels, Ulta, Shoe Carnival and Dollar Tree.
- The property is conveniently located just off of I-85, which connects Salisbury with Greensboro to the north and Charlotte to the south.
- Salisbury is home to the headquarters of Food Lion and regional headquarters of Aldi.
- The city is also home to the W.G. (Bill) Hefner VA Medical Center, a 484-bed medical center affiliated with the Wake Forest University School of Medicine.

\*Approximate.

## ▶ DEMOGRAPHICS

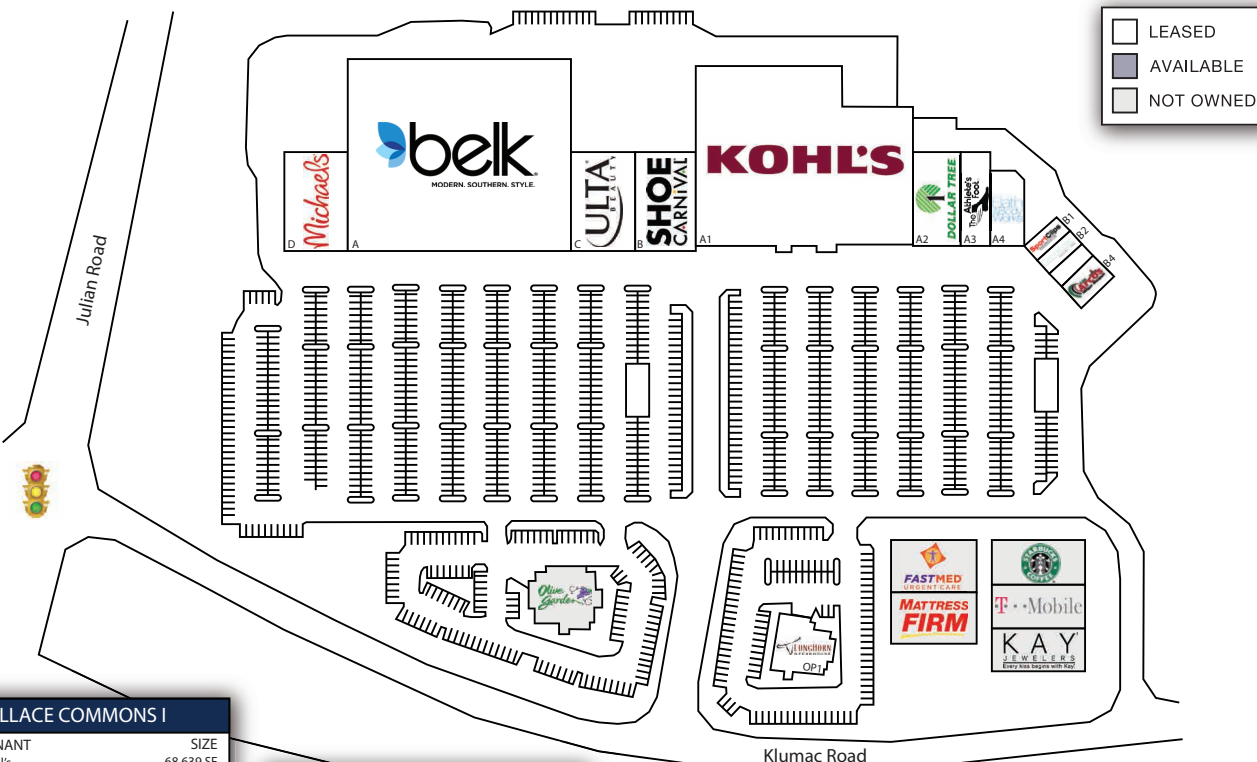
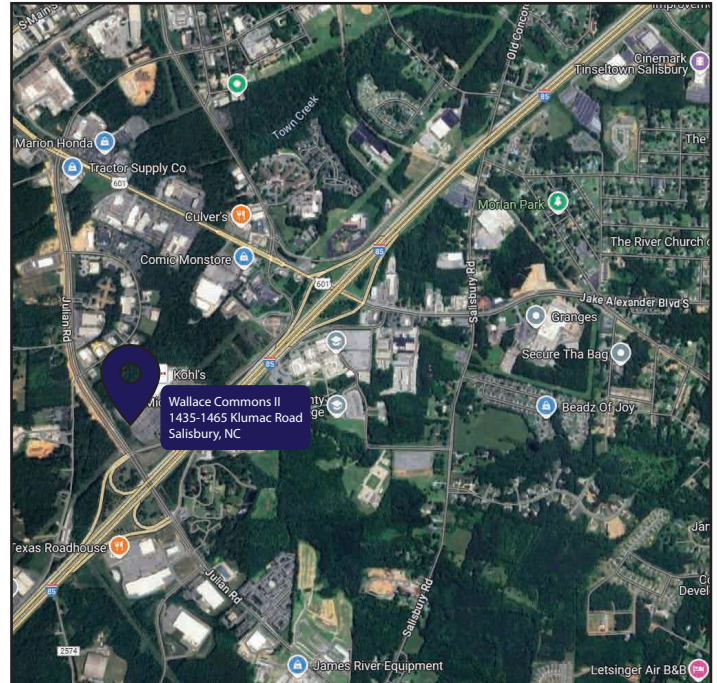
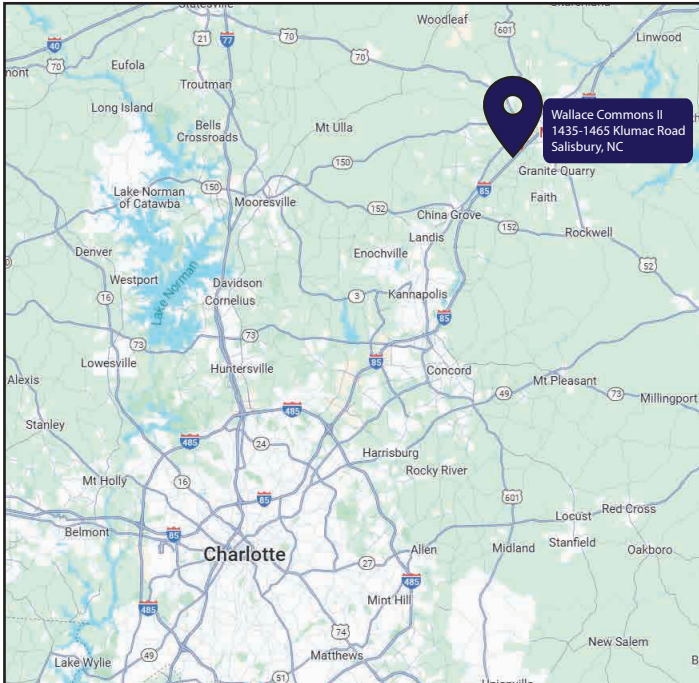
	3 Miles	5 Miles	10 Miles
Total Population	28,018	61,353	119,217
Average Household Income	\$61,115	\$70,940	\$73,722
2024 Households	11,083	23,895	46,673

## ▶ TENANTS



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WALLACE COMMONS I		
SUITE	TENANT	SIZE
A1	Kohl's	68,639 SF
A2	Dollar Tree	8,125 SF
A3	The Athlete's Foot	5,000 SF
A4	Bath & Body Works	4,455 SF
B1	Sport Clips	1,200 SF
B2	Greystone Salon	1,520 SF
B4	Los Arcos Mexican Restaurant	4,000 SF
OP1	Longhorn Steakhouse	5,570 SF
TOTAL		98,509 SF

WALLACE COMMONS II		
SUITE	TENANT	SIZE
A	Belk	73,879 SF
B	Shoe Carnival	9,375 SF
C	Ulta Salon	10,054 SF
D	Michaels	17,614 SF
TOTAL		110,922 SF