

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

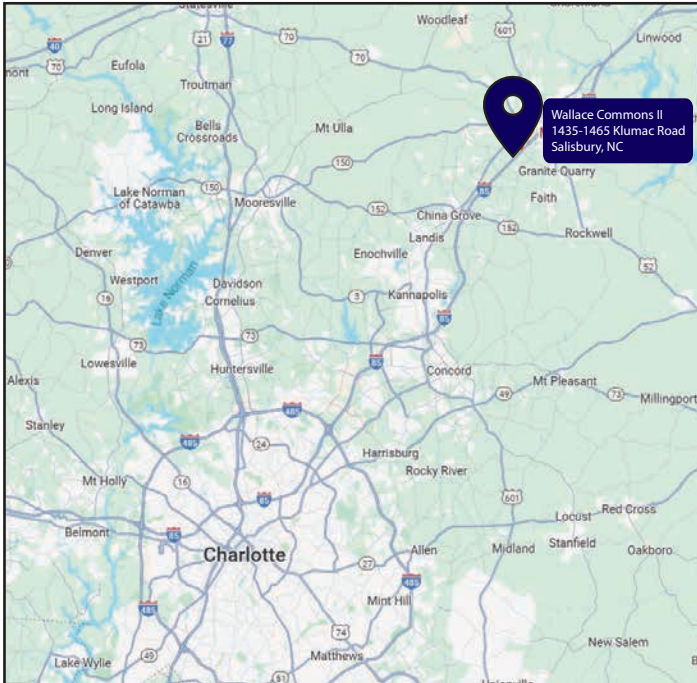
	3 Miles	5 Miles	10 Miles
Total Population	28,018	61,353	119,217
Average Household Income	\$61,115	\$70,940	\$73,722
2024 Households	11,083	23,895	46,673

▶ TENANTS



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Wallace Commons I		
A1	Kohl's	68,639
A2	Dollar Tree	8,125
A3	The Athlete's Foot	5,000
A4	Glidden Paints	4,455
B1	Sports Clips	1,200
B2	Greystone Salon	1,520
B4	Los Arcos Mexican Restaurant	4,000
OP1	Longhorn Steakhouse	5,570
TOTAL		61,883 SF

Wallace Commons II		
A	Belk	73,879
B	Shoe Carnival	9,375
C	Ultra Salon	10,054
D	Michaels	17,614
TOTAL		110,922 SF