WALLACE COMMONS

1345 Klumac Road
Salisbury, NC 28147

35.643, -80.484



SIZE: 209,431 SF

PROPERTY FEATURES

- Located 35 miles from Charlotte and 45 miles from Greensboro.
- Strategic location with direct visibility along I-85 corridor.
- Charlotte recently named the eighth fastest growing city in the country and was recently recognized as a Top Ten City to start a business.
- Home to the top employers for Financial Services, Energy & Power, and Information Technology.
- Traffic Count: I-85 (72,448 VPD) and Julian Road (15,286 VPD)

DEMOGRAPHICS – 2025	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	28,765	62,070	121,398
AVG. HOUSEHOLD INCOME	$73,169	$81,693	$87,162
HOUSEHOLDS	11,409	24,208	47,595

CO-TENANTS

belk (Modern. Southern. Style.) · Michaels · Bath & Body Works · ULTA Beauty · Kohl's · The Athlete's Foot · Dollar Tree Stores, Inc. · Los Arcos Mexican Restaurant · Shoe Station · Greystone Salon & Spa · Sport Clips Haircuts · LongHorn Steakhouse



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HACKNEY
REAL ESTATE PARTNERS

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UNIT	TENANT	SF
1311	Los Arcos Mexican	4,000
1321	Greystone Salon	1,520
1325	Sports Clip	1,200
1333	Bath & Body Works	4,455
1345	The Athlete's Foot	5,000
1349	Dollar Tree	8,125
1395	Kohl's	68,639
1435	Shoe Station	9,375
1445	Ulta	10,054
1455	Belk	73,879
1465	Michael's	17,614
OP1371	Longhorn Steakhouse	5,570





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