



FORMER NOVANT HEALTH UNIT FOR LEASE

ALEXANDER POINTE

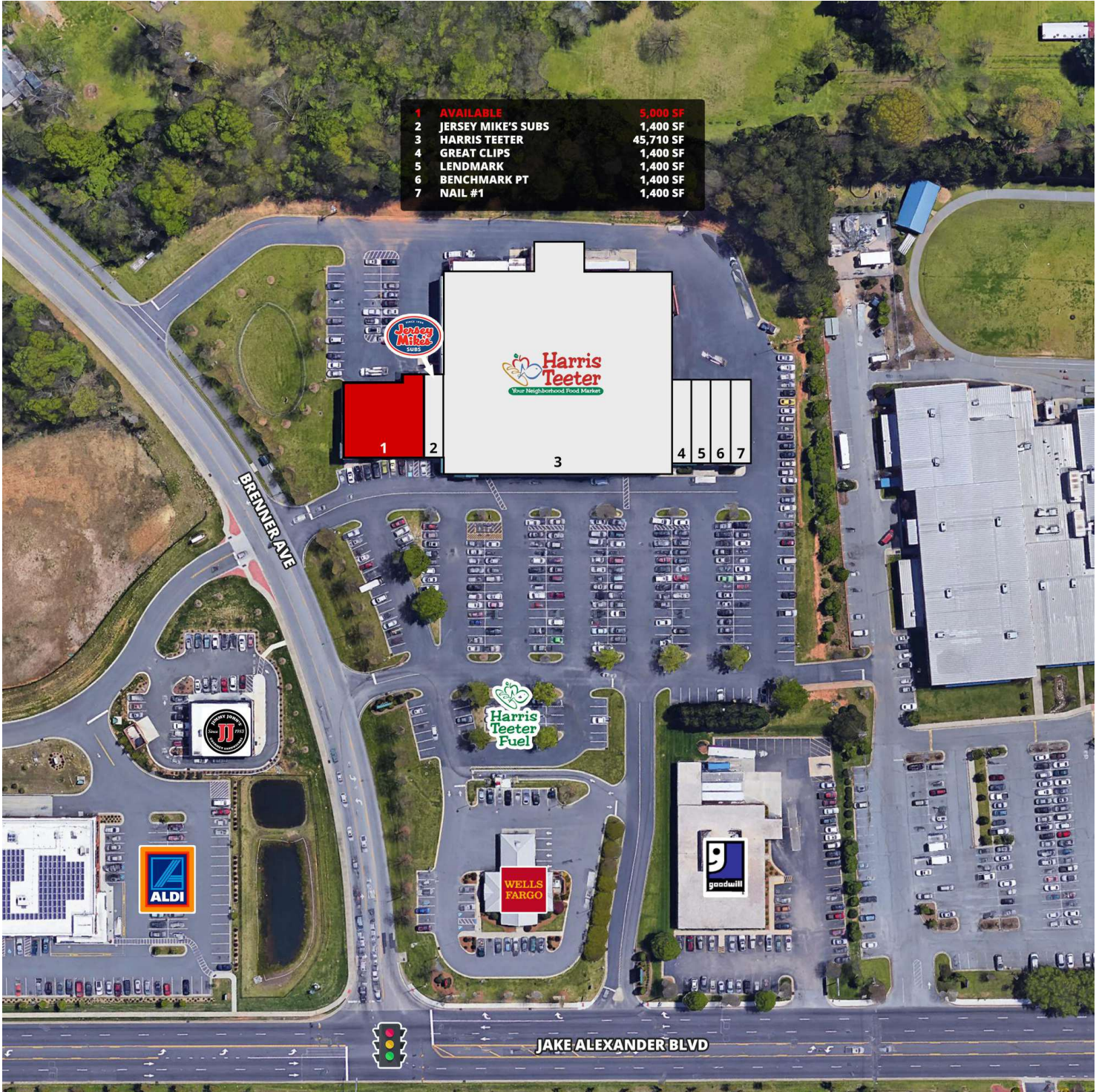
860 JAKE ALEXANDER BOULEVARD WEST, SALISBURY, NC 28147



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ADDITIONAL PHOTOS





PROPERTY DESCRIPTION

This versatile property offers a prime leasing opportunity, boasting a spacious floor plan ready to be customized to suit your specific needs. With ample parking and excellent visibility, it's an ideal space for retail, office, or mixed-use ventures.

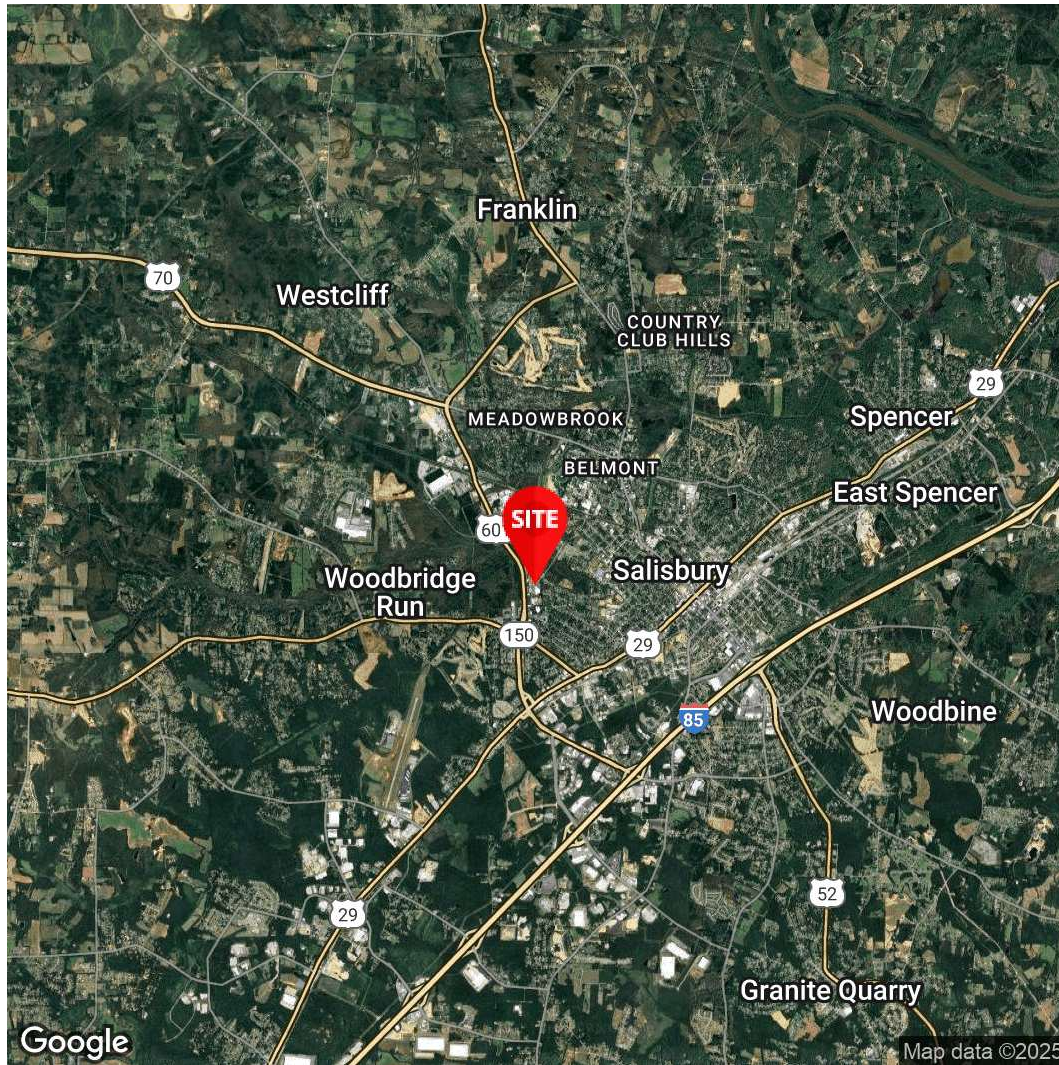
PROPERTY HIGHLIGHTS

- High traffic Harris Teeter anchored center
- High visibility in a prime location with 28,500 VPD
- Currently built out as medical office
- Convertible to retail or office
- End cap with access to ample parking

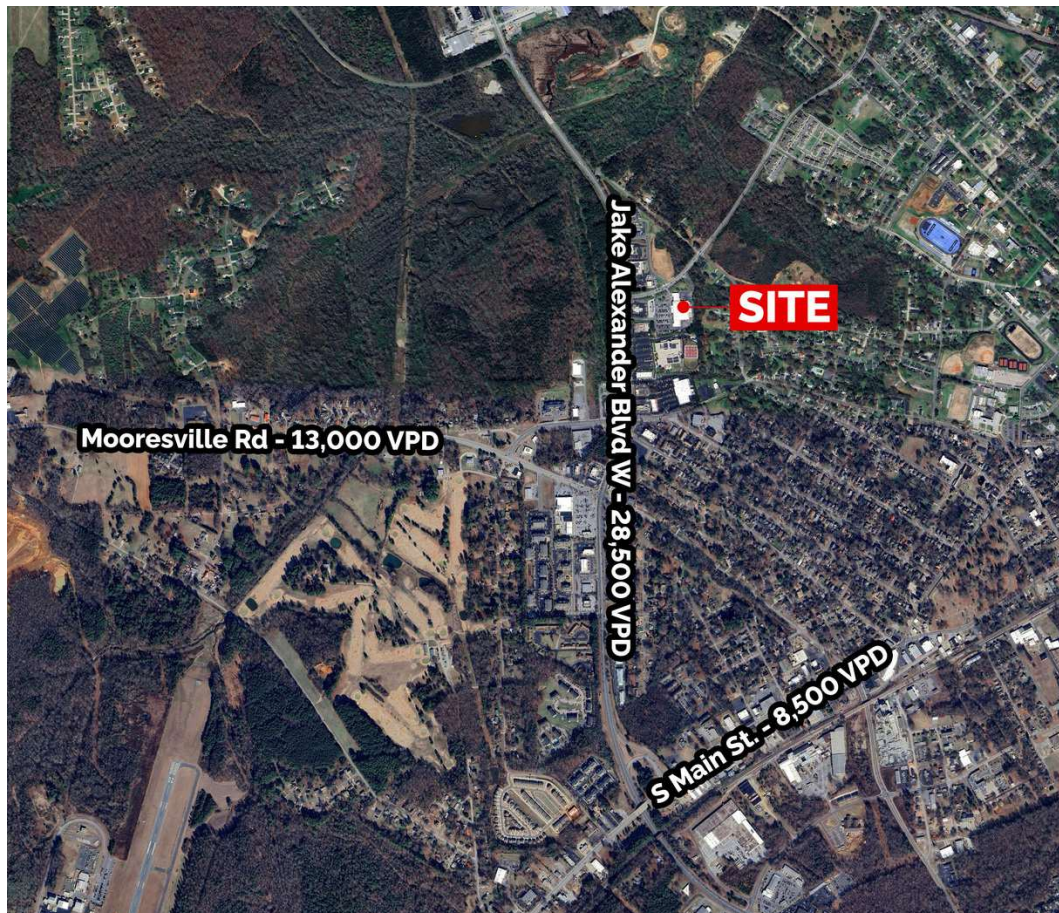
OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	7
Available SF:	5,000 SF
Lot Size:	9.23 Acres
Building Size:	57,710 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,494	22,367	42,233
Total Population	33,877	56,796	107,404
Average HH Income	\$73,016	\$77,654	\$80,118
Daytime Population	39,546	58,603	96,707



Charles S. Neil, CCIM
Principal
980.819.0119
Charles.Neil@Divaris.com



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