

# Salisbury *Marketplace*

SALISBURY, NC

VALUE-ADD FOOD LION ANCHORED SHOPPING CENTER  
IN GROWING CHARLOTTE SUBMARKET







## PROPERTY OVERVIEW

ADDRESS	2092-2138 Statesville Blvd, Salisbury, NC 28147
LOT SIZE	9.83 AC
OCCUPANCY	88%
GLA	79,732 SF
YEAR BUILT	1987
PARKING	(5.27 spaces per 1,000 SF)
TRAFFIC COUNTS	17,000 VPD (Statesville Blvd)
YEAR 1 NOI	\$732,751

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
2024	4,261	24,729	52,498
2029	4,564	26,302	56,289
Proj Pop. Growth 2024-2029	7%	6%	7%
<b>AVERAGE HOUSEHOLD INCOME</b>			
2024	\$65,173	\$83,565	\$87,743
2029	\$66,296	\$86,019	\$90,113
Proj Avg. HHI Growth 2024-2029	2%	3%	3%
<b>HOUSEHOLDS</b>			
2024	1,943	9,736	20,852
2029	2,067	10,319	22,276
Proj Household Growth 2024-2029	6%	6%	7%

# Investment Highlights



### TOP PERFORMING FOOD LION



### AHOLD DELHAIZE CREDIT

- S&P: BBB+ | Moody's: Baa1



### ACHIEVABLE NOI GROWTH VIA LEASE-UP & MARK-TO-MARKET POTENTIAL

- Immediate 9,300 SF lease-up opportunity: potential to increase base rental revenue by \$148K+
- Mark-to-Market opportunity: potential to increase base rental revenue by \$58k+



### STRONG BRAND LOYALTY

- Salisbury Marketplace benefits from its prime location, just 3 miles from Food Lion's headquarters, ensuring heightened corporate oversight and investment from the parent company.
- As one of Rowan County's largest employers, Food Lion's 3,200+ local workforce drives substantial economic activity, creating an unparalleled synergy between anchor tenant and local community.



### EXCELLENT TENANT LONGEVITY

- 22 Years of Weighted Average Tenant Tenure

# SITE PLAN

SUITE	TENANT	SIZE(SF)
1-2	Village Inn Pizza Parlor	3,300
3	New China One	1,200
4	Highway 70 Vape	1,500
5	Available	2,450
6	Available	1,550
7	Available	2,250
8	Available	3,050
9	Adoration Home Healthcare	3,200
10	Stepping Stone Medical	1,050
11	U.S. Nails & Spa	1,050
12	Coggins Financial Services	1,200
13	Cricket Wireless	1,200
14	Miracle Ear	1,500
15	Food Lion	31,762
16	Family Dollar	8,470
17-18	Citi Trends	12,500
20	Insight Human Services	2,500



22

YRS AVERAGE  
TENURE

4.0%+

CAGR

88%

OCCUPIED

79,732

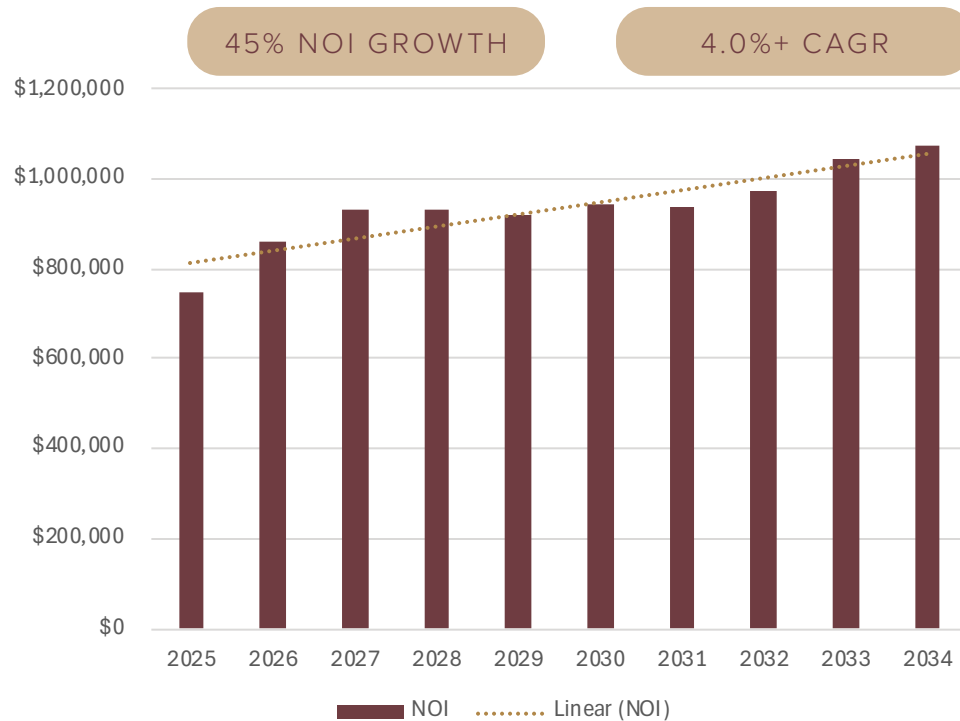
TOTAL GLA

41%

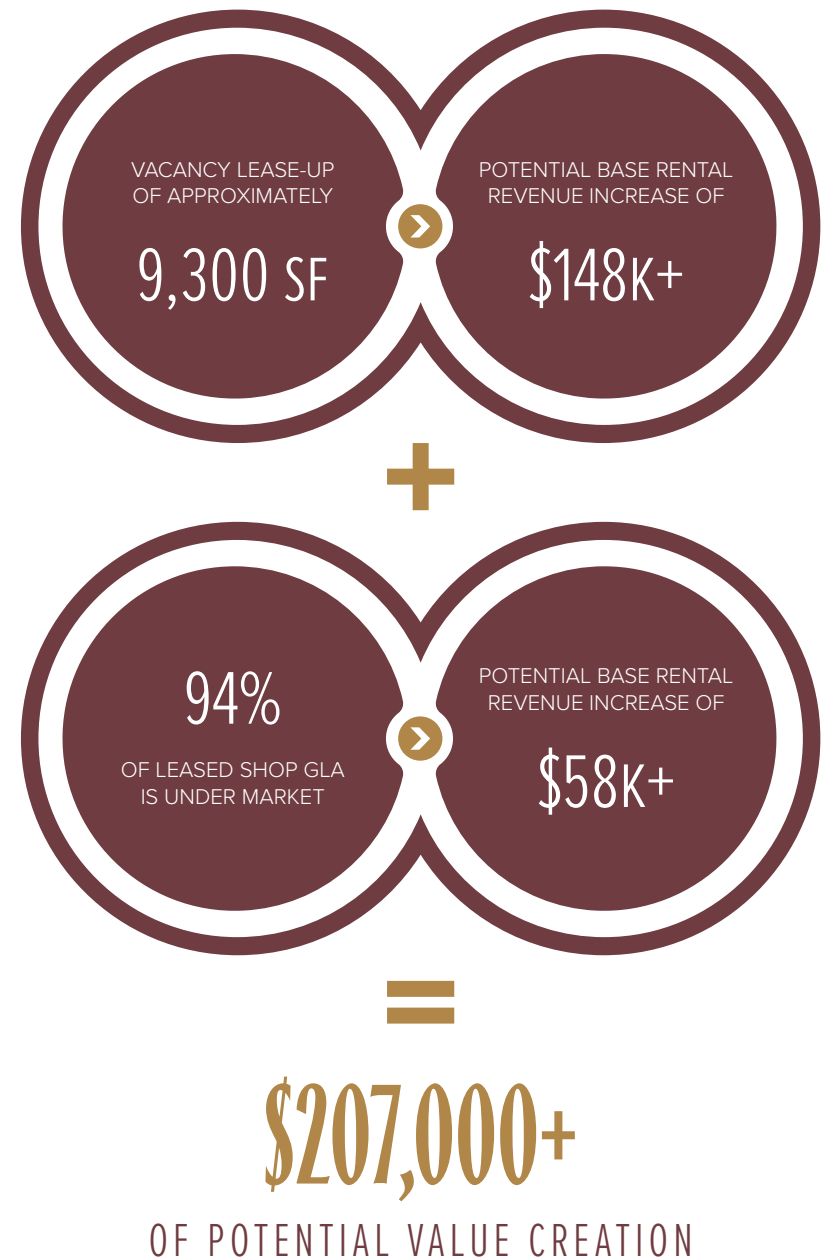
OF INCOME FROM  
FOOD LION

# Numerous *Value Drivers*

## VIA LEASE-UP & MARK TO MARKET POTENTIAL



## IMMEDIATE VALUE CREATION OPPORTUNITY





# Grocery-Anchored *Offering*



## *Food Lion Snapshot*

Food Lion anchors the center as a crucial grocery destination, generating steady customer traffic and encouraging multi-store visits. Strategically situated just 7 minutes from Food Lion's corporate headquarters, this location holds exceptional importance within the chain's network. As a well-established grocer, Food Lion elevates the center's profile, transforming it into a convenient, one-stop shopping hub that caters to the daily needs of local residents and professionals. The store's proximity to corporate headquarters not only ensures sustained support but also positions it as a potential testing ground for innovative concepts, further enhancing the center's long-term prospects and overall investment appeal.



1,100+ Stores  
*in 10 Southeastern and Mid-Atlantic States*



BBB+ | Baa1  
*Investment Grade Credit* (S&P AND MOODY'S)



RANKED 3<sup>RD</sup>  
*in Charlotte Regional Grocer Sales* (CHARLOTTE OBSERVER)



\$1.5 BILLION  
*In Regional Sales* (CHARLOTTE OBSERVER)



RANKED 5<sup>TH</sup>  
*Largest Grocery Chain In the U.S.* (SCRAPEHERO.COM)



# Food Lion's Capital Commitment To Salisbury:

## *A Revitalized Storefront*

EXISTING EXTERIOR FRONT ELEVATION



PROPOSED EXTERIOR FRONT ELEVATION









## INVESTMENT ADVISORS

TOM KOLARCZYK  
*Senior Director*  
704.526.2813  
tom.kolarczyk@jll.com

ANDREW JOMANTAS  
*Director*  
704.804.5753  
andrew.jomantas@jll.com

## ANALYSTS

STEELE BURKETT  
*Associate*  
980.819.3852  
steele.burkett@jll.com

PERRY WARNOCK  
*Analyst*  
973.768.9450  
perry.warnock@jll.com

## DEBT + STRUCTURED FINANCE

WARREN JOHNSON  
*Senior Director*  
704.526.2839  
warren.johnson@jll.com

ALEXIS KAISER  
*Senior Director*  
704.526.2867  
alexis.kaiser@jll.com



650 S TRYON ST SUITE 600, CHARLOTTE, NC 28202  
4509 CREEDMOOR RD SUITE 300, RALEIGH, NC 27612