



Wallace Commons I & II

CHARLOTTE MSA
SALISBURY, NC

— SUPER REGIONAL RETAIL SHOPPING CENTER LOCATED IN THE CHARLOTTE MSA





PROPERTY OVERVIEW

ADDRESS

1345 KLUMAC RD,
SALISBURY, NC 28147

SIZE

209,431 SF / 24.33 ACRES

YEAR DELIVERED

2008/2013

OCCUPANCY

100%

PROFORMA NOI

\$1,801,062

NOI CAGR

2.51% (5-YR) / 3.03% (10-YR)



INVESTMENT HIGHLIGHTS



Charlotte MSA & Located in
#1 State for Business (NC)



Strategic Location along I-85
Retail Corridor (80,000 VPD)



Multi-Anchor Drawing
Power with Extensive Trade
Area (30+ Miles)



Significant Mark-to-Market
Opportunities & Durable
Rent Roll



Outparcel Optionality with
Longhorn Steakhouse

NOTABLE TENANTS



SHOE STATION

KOHL'S



Michaels

DEMOGRAPHICS

3 MILE

5 MILE

10 MILE

POPULATION

2025	28,718	63,193	120,952
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2010	25,181	56,763	108,631
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AVERAGE HOUSEHOLD INCOME

AHHI	\$77,767	\$88,072	\$91,604
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Super Regional Retail Destination

Strategic Location with Direct Visibility Along I-85 Corridor

30+ mile
EXTENDED TRADE AREA



(80,000 VPD)
PRIME VISIBILITY
& CONNECTIVITY

30 Min
DRIVE TO UPTOWN CHARLOTTE



CHATHAM CREEK
94 HOMES
CONSTRUCTION BEGINS 2026

OXFORD STATION
246 HOMES

WINECOFF HOMES
COMPLETED 2026

COUNTRY CLUB VILLAGE
128 HOMES
COMPLETED 2025

FORMER WELLS FARGO EVENT CENTER
REDEVELOPMENT UNDER CONSTRUCTION



45 MILES FROM GREENSBORO

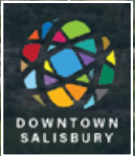
SHAY CROSSING
246 HOMES

ALEXANDER POINTE
1M VISITS ANNUALLY

INNES STREET STATION
705K VISITS ANNUALLY

INNES STREET MARKET
4.6M VISITS ANNUALLY

SALISBURY MARKETPLACE
930K VISITS ANNUALLY



wc
WALLACE COMMONS

I-85 80,000 VPD

ROWAN-CABARRUS COMMUNITY COLLEGE
6,800 STUDENTS

ROWAN SUMMIT
2.5M VISITS ANNUALLY

MID-CAROLINA REGIONAL AIRPORT
51,000 FLIGHTS ANNUALLY
\$145M+ ECONOMIC IMPACT TO ROWAN COUNTY

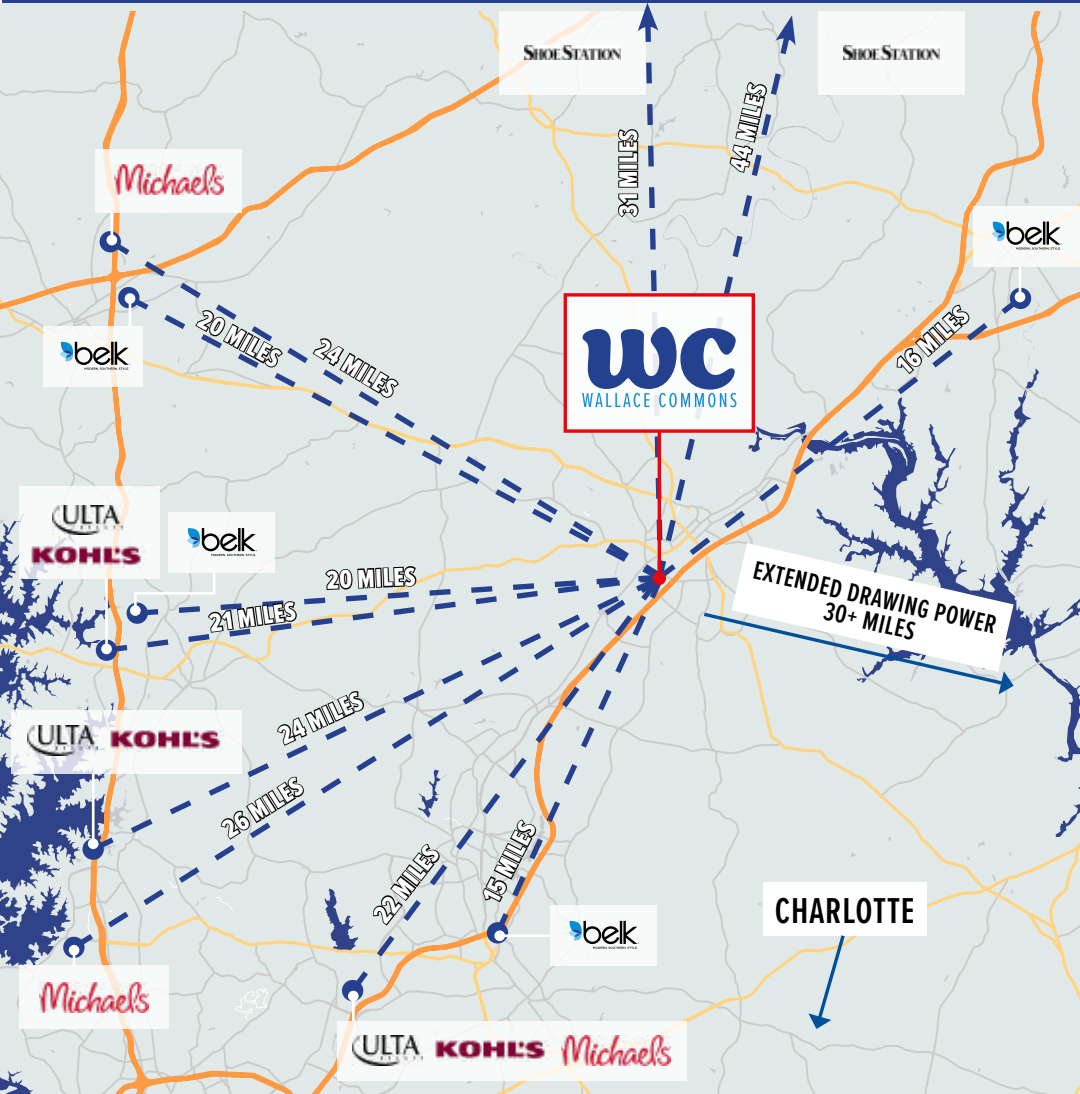
JULIAN RD 15,000 VPD



35 MILES FROM UPTOWN CHARLOTTE

Extended Drawing Power with Limited Competition

30+ MILE EXTENDED TRADE AREA, WITH THE CLOSEST BELK, KOHL'S, ULTA, MICHAELS, AND SHOE STATION AT LEAST 15 MILES FROM THE PROPERTY.

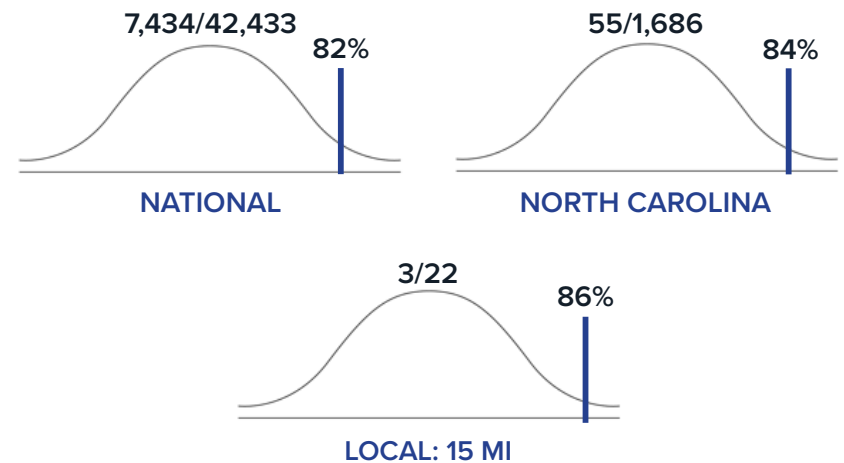


ANCHOR SCARCITY DRAWING VISITORS FROM ACROSS THE REGION

2.5M
ANNUAL VISITS

90%
OF VISITORS ARE REPEAT CUSTOMERS

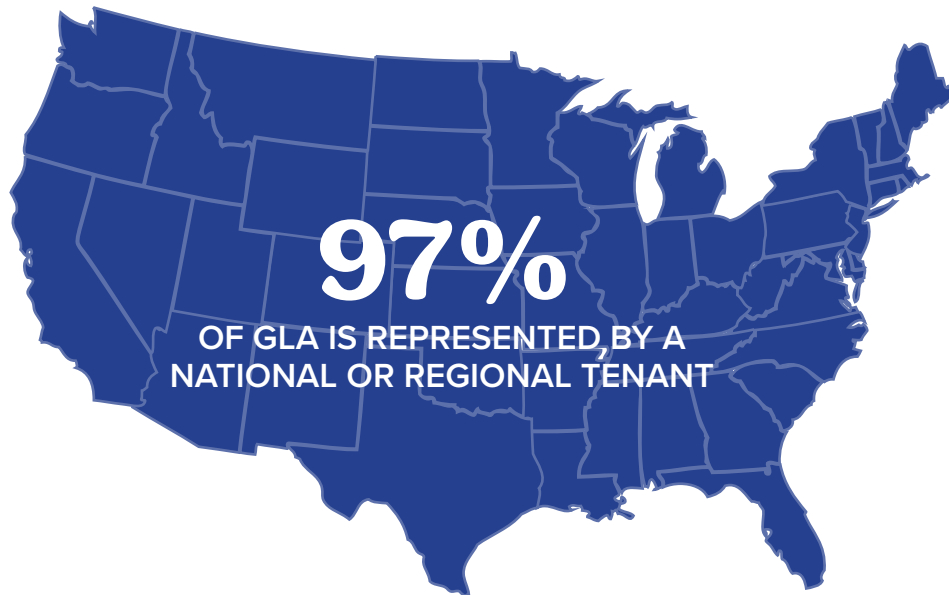
DOMINANT PLACER A.I. RANKINGS



Established Rent Roll with Exceptional Operating History

Strong National Brands & Secure Income Stream

DOMINANT NATIONAL TENANT MIX



MULTI-ANCHOR DRAWING POWER



12+ YEARS OF
TENURE



18+ YEARS OF
TENURE



12+ YEARS OF
TENURE



12+ YEARS OF
TENURE



12+ YEARS OF
TENURE



13+ YEARS OF
TENURE



2+ YEARS OF
TENURE



18+ YEARS OF
TENURE

LONG TERM TENANCY

14.7 Yrs

WEIGHTED AVERAGE TENURE

9 out of 12

TENANTS HAVE OVER 10 YEARS OF TENURE

DISPOSITION OPTIONALITY

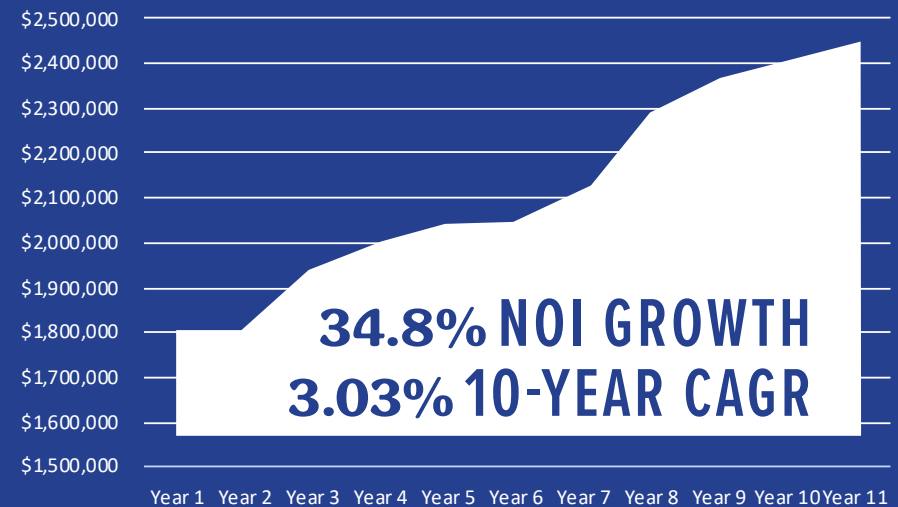


DARDEN RESTAURANTS BBB CREDIT RATING (S&P)

Significant Mark-to-Market Potential



STRONG NOI GROWTH / CAGR



SIGNIFICANT MARK-TO-MARKET POTENTIAL

80%

OF TENANTS CURRENTLY PAY BELOW MARKET RENTS

30%+

BELOW MARKET RENTS ON AVERAGE

~\$150K+

OPPORTUNITY TO INCREASE BASE RENTAL REVENUE

NEAR-TERM MARK TO MARKET



91% Below Market



33% Below Market



14% Below Market



15% Below Market

Site Plan



WALLACE II

WALLACE I

WALLACE COMMONS I & II		
SUITE	TENANT	SF
A	Belk	73,879
B	Shoe Carnival	9,375
C	Ulta Salon	10,054
D	Michaels	17,614
A1	Kohl's	68,639
A2	Dollar Tree	8,125
A3	The Athlete's Foot	5,000
A4	Bath & Body Works	4,455
B1	Sports Clips	1,200
B2	Greystone Salon	1,520
B4	Los Arcos Mexican Restaurant	4,000
OP1	Longhorn Steakhouse	5,570



80,000 VPD







INVESTMENT ADVISORS

TOM KOLARCZYK

Senior Director
704.526.2813
tom.kolarczyk@jll.com

ANDREW KAHN

Director
336.817.5547
andrew.kahn@jll.com

ELLA GLOVER

Analyst
919.801.4280
ella.glover@jll.com

FINANCING ADVISORS

TRAVIS ANDERSON

Senior Managing Director
704.526.2806
travis.anderson@jll.com

WARREN JOHNSON

Senior Director
704.526.2839
warren.johnson@jll.com



650 SOUTH TRYON STREET | SUITE 600 | CHARLOTTE, NORTH CAROLINA | 28202
4509 CREEDMOOR ROAD | SUITE 300 | RALEIGH, NORTH CAROLINA | 27612

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