

ROWAN SUMMIT SHOPPING CENTER

JULIAN RD. & I-85 | SALISBURY, NORTH CAROLINA



CLICK FOR VIDEO TOUR

CONTACT

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AVAILABLE
FOR LEASE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

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LEASING INFORMATION

AVAILABLE SPACES:	1,800 - 4,000 SF
OUTPARCEL SIZE:	0.6 - 1.96 ACRES
BASE RENT:	PLEASE CALL
FIXED CAM:	\$2.00 / SF
RET:	\$1.50 / SF
INSURANCE:	\$0.25 / SF

PROPERTY HIGHLIGHTS

This regional shopping center is well located at the fast growing interchange of I-85 and Julian Road in Salisbury, NC. The 43 acre project provides excellent regional access and tremendous visibility to I-85 which carries over 80,000 vehicles per day. This strategic location within the market provides regional access to consumers which extends well beyond the city limits.

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DEMOGRAPHICS (2022)	10 MIN	20 MIN	30 MIN
POPULATION	36,504	121,999	238,308
AVERAGE HH INCOME	\$66,543	\$70,999	\$69,049
MEDIAN HH INCOME	\$50,255	\$55,332	\$54,704
BUSINESS ESTABLISHMENTS	2,508	4,675	9,515
DAYTIME EMPLOYMENT	29,805	48,961	100,122



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JULIAN RD. & I-85 | SALISBURY, NORTH CAROLINA

KIRKLAND'S
Home Decor, Gifts & More

FIVE
BELOW

DICK'S
SPORTING GOODS

HOBBY
LOBBY

HomeGoods®

1.96
Acres

Salsaritas
Fresh Cantina

HONEYBAKED
The world's best ham

1.6
Acres

Burlington

TEXAS
RANCHHOUSE

0.60
Acres

12,000 VPD
Julian Rd.

INTERSTATE
NORTH CAROLINA
85

73,500 VPD

80,500 VPD

TRAFFIC COUNTS 2020 (NCDOT)

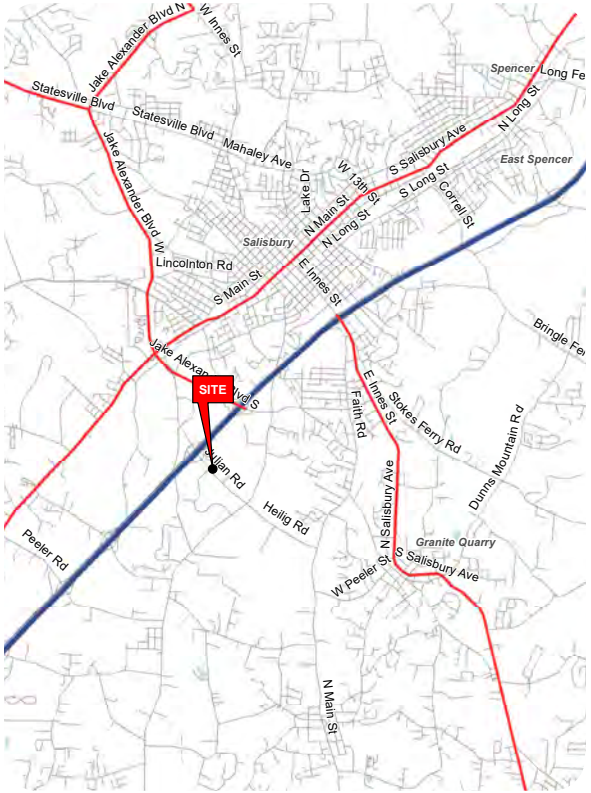
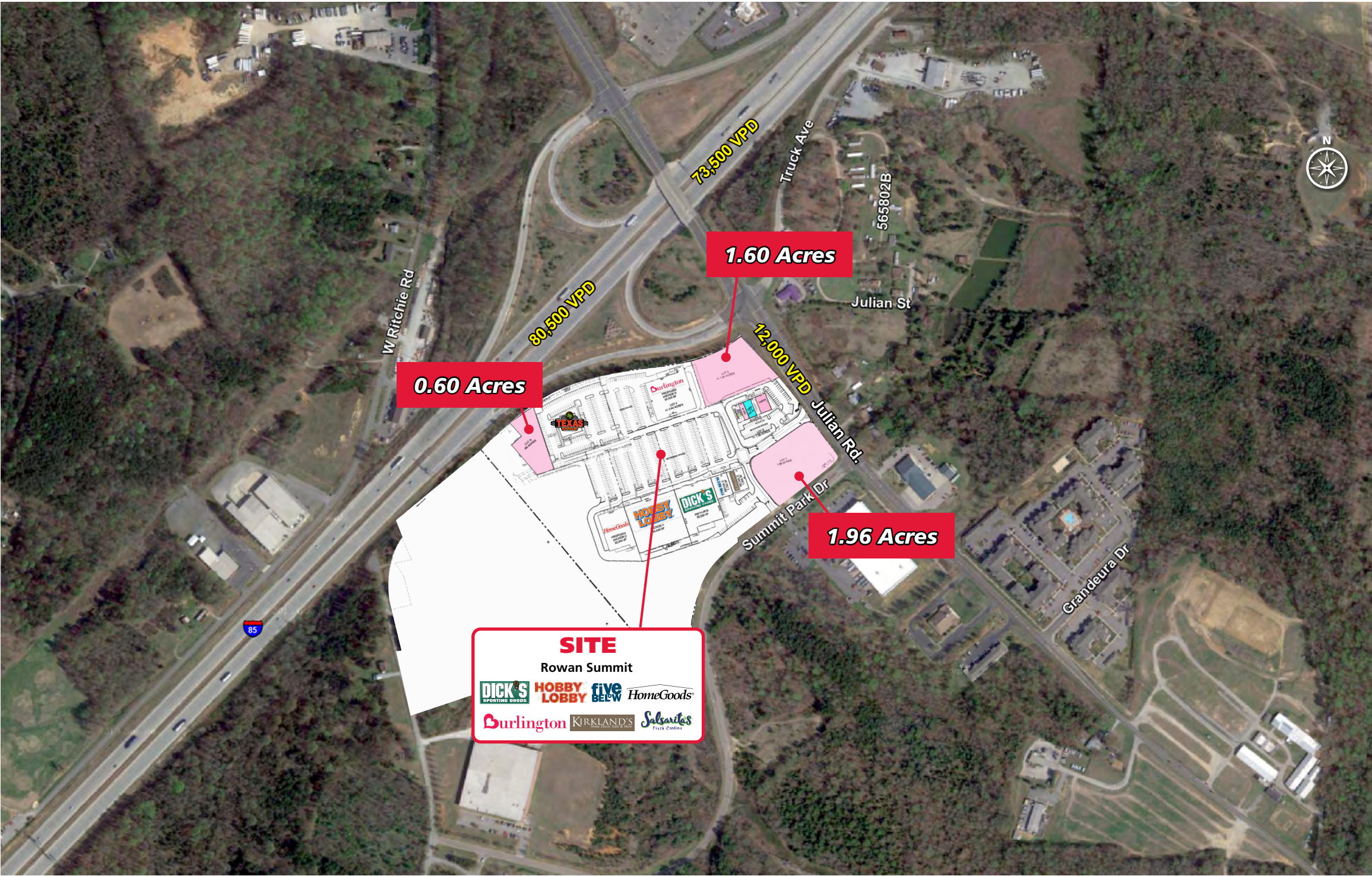
- 80,500 VPD on I-85
- 12,000 VPD on Julian Rd

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1.96 Acres

1.60 Acres

0.60 Acres

**five
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SPORTING GOODS

**HOBBY
LOBBY**

HomeGoods

HONEYBAKED
THE WORLD'S BEST HAM

Salsaritas
Fresh Cantinas

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TEXAS
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Julian Rd

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