

ALBEMARLE, NC – WAL-MART SHADOW ANCHORED SHOPS

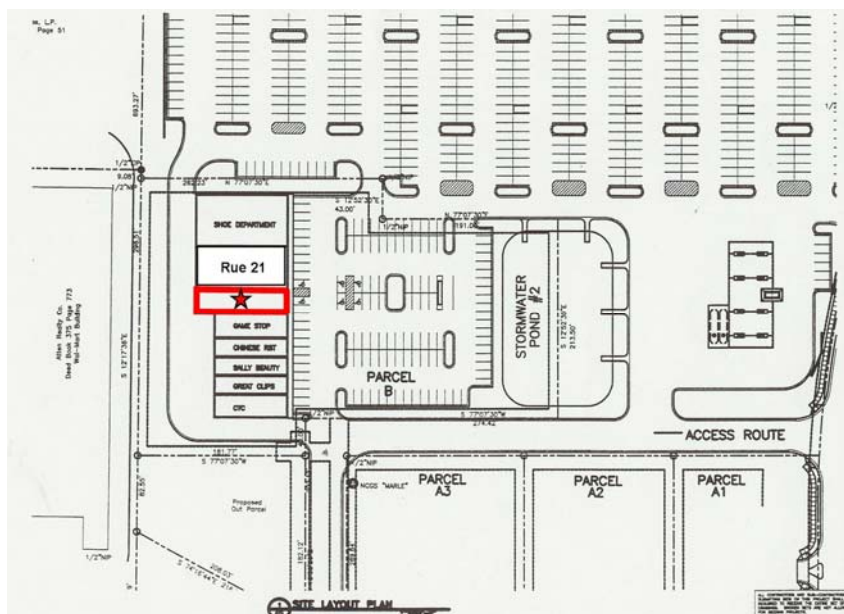


NC 24-27-73 & LEONARD AVENUE, ALBEMARLE, NC RETAIL SPACE: 2,600 SQUARE FEET

FEATURES

- Super Wal-Mart Anchored Center located at Hwy 24/27/73 and Leonard Avenue.
- Site has tenant mix of Shoe Show, Rue 21, Game Stop, Sally Beauty, Great Clips, Chinese Restaurant, and AT&T Wireless.
- Available Unit is 2,600 square feet.
- NC Highway 24/27/73 carries 20,000 ADT
- Newest Retail Construction in Albemarle market.
- Located in Stanly County, Albemarle sits just:
 - 30 Miles from Salisbury
 - 44 Miles from Charlotte
 - 79 Miles from Greensboro

SURVEY



Venture Properties

PO Box 843 ~ Wilkesboro, NC 28697 ~ (336) 667-8000 ~ Fax (336) 667-8001

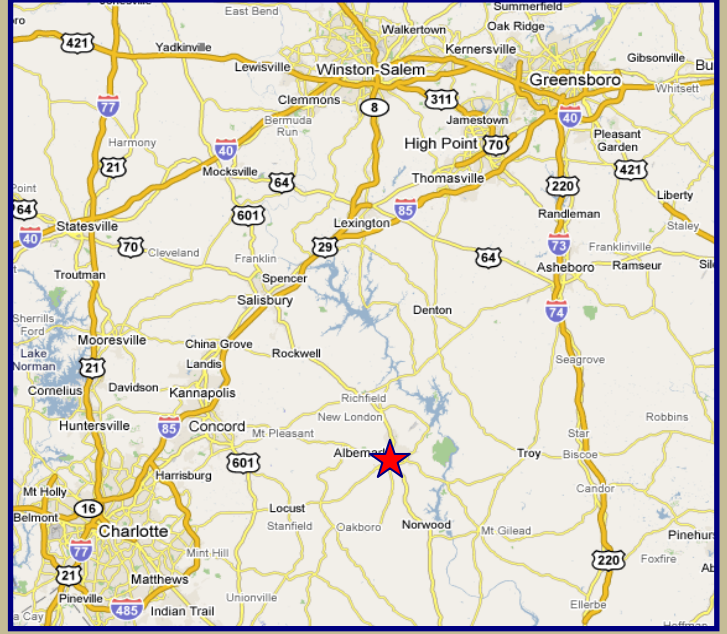
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Demographic Summary / Population (2011)			
Town of Albemarle, NC	15,740		
Total Stanly County	59,100		
	1 Mile	3 Mile	5 Mile
POPULATION	2,497	14,554	21,583
Employees (16+) *	1,069	6,851	10,129
% Employed *	91.4%	94.3%	94.9%
HOUSEHOLDS			
Total Households	1,051	6,326	9,196
Median Home Value*	\$77,460	\$81,756	\$83,092
Average HH Income	\$40,190	\$49,416	\$49,559



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