

RETAIL SPACE FOR LEASE

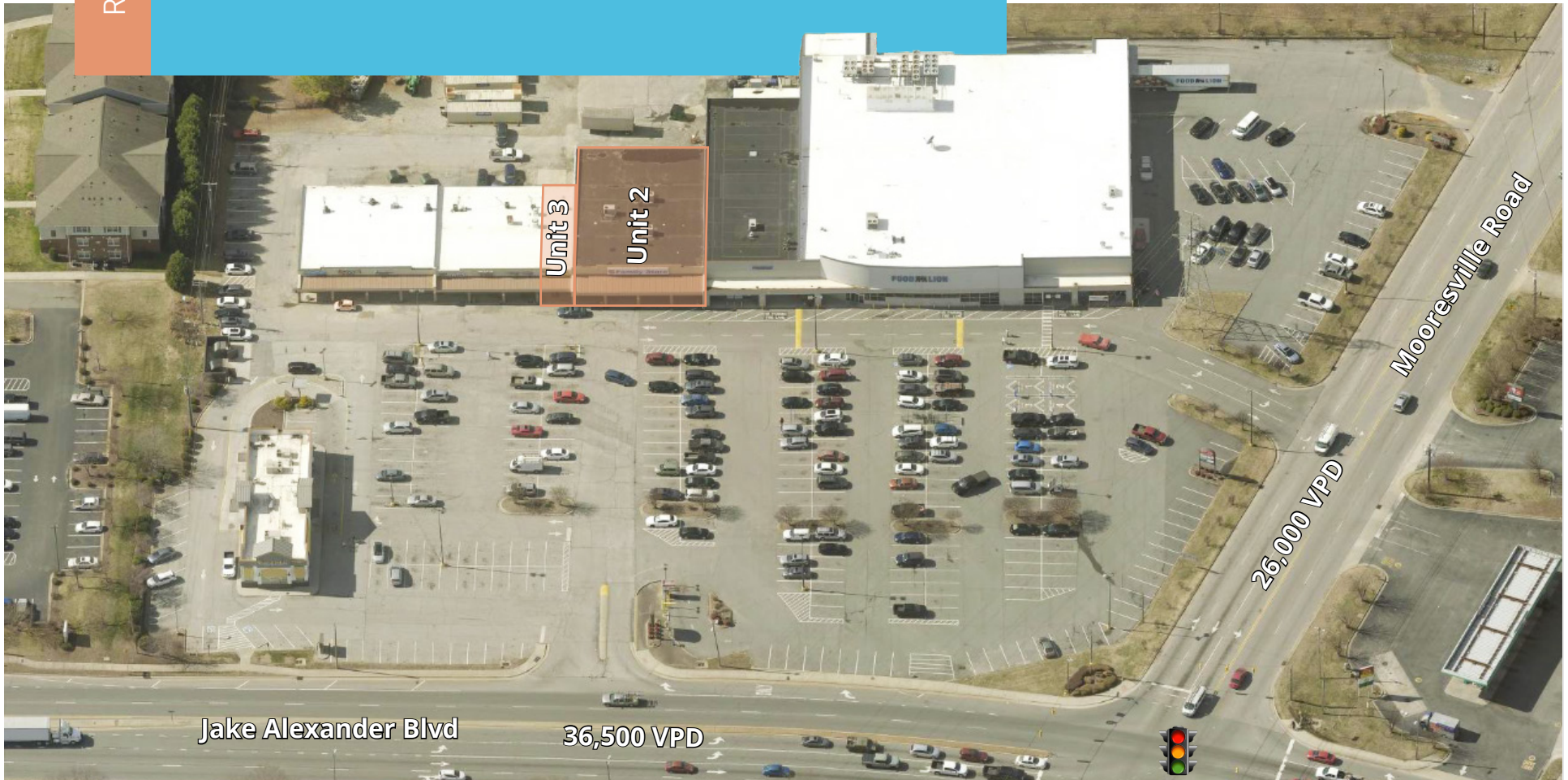
521 JAKE ALEXANDER BLVD W.
SALISBURY, NC 28147

Westland Center

1,260 – 7,000 SF For Lease

Colliers

Phil Corriher CCIM | CRX | CRRP
Senior Vice President
+1 704 409 2371
phil.corriher@colliers.com



1,260–7,000 SF AVAILABLE FOR LEASE IN WESTLAND CENTER (SALISBURY, NC)

Positioned along Salisbury’s premier retail corridor, 521 Jake Alexander Blvd W. offers an opportunity within a high-performing Food Lion-anchored shopping center with exceptional visibility and convenient access to I-85 and Highway 70. Strong traffic counts, established tenancy, and ongoing center improvements make this an ideal location for retail, service, or restaurant users.

Surrounded by a dynamic mix of national and regional retailers including Food Lion, Aldi, Harris Teeter, Walgreens, Planet Fitness, McDonald’s, Discount Tire, and Truist Bank, tenants benefit from a proven trade area with strong consumer demand.

- Food Lion-anchored shopping center with available spaces up to 7,000 SF
- Positioned along Jake Alexander Blvd W. with approximately 33,000 VPD
- Excellent access to I-85, Highway 70, and Salisbury’s primary retail corridor

AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles
2026 Population	4,979	33,402	60,195
2031 Projected Population	5,033	34,067	62,088
Daytime Population	5,634	51,408	73,041
Median Age	35.4	38.2	40.6
Household Income	\$66,161	\$73,636	\$82,184

PROPERTY FEATURES



56,316 SF shopping center positioned along heavy retail corridor with access to I-85 and Hwy 70



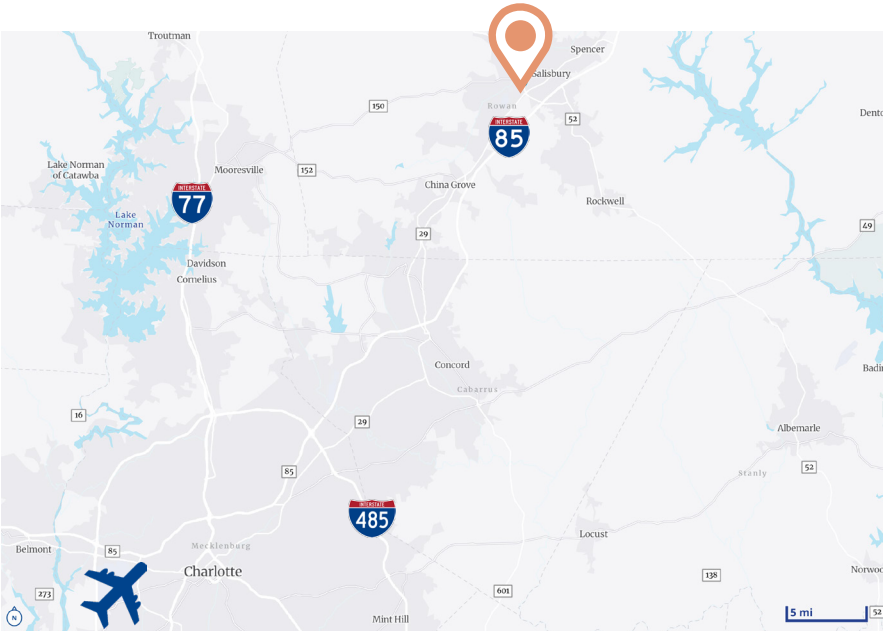
Surrounded by major national and regional retailers driving consistent customer traffic



Available suites range from 1,260 SF to 7,000 SF, offering options for your business



Nearby retailers include Food Lion, Discount Tire, UPS Store, Family Dollar, Truist Bank, Harris Teeter, Planet Fitness, and more



Property Photos



Westland Center



UNIT	TENANT	SF
1	Food Lion	36,000
2	AVAILABLE	7,000
3	AVAILABLE	1,260
4	Shyu's Ting HAO	1,260
5	Metro By T-Mobile	1,260
6	Fancy Nails	1,260
7	One Main Financial	2,520
8	Boost Mobile	1,260
9	Jackson Hewitt	1,260
10	Wells Fargo ATM	-
Total: 53,080 SF		



Site Plan



Retail Hub in the Heart of Salisbury

JOIN A HIGH-TRAFFIC RETAIL CENTER ALONG A MAJOR RETAIL CORRIDOR, POSITIONED ALONG JAKE ALEXANDER BLVD IN SALISBURY



Area Overview



Unit 3
1,260 SF

Unit 2
7,000 SF



Unit 3
1,260 SF

Unit 2
7,000 SF



Phil Corriher CCIM | CRX | CRRP
Senior Vice President
+1 704 409 2371
phil.corriher@colliers.com

colliers.com/charlotte

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.