



±5.41 ACRES FOR SALE

0 Salisbury Avenue | Granite Quarry, NC 28072

COMMERCIAL DEVELOPMENT OPPORTUNITIES

- ±5.41-acre (3 parcels) MS-zoned assemblage with frontage on Main Street (Salisbury Avenue)
- Over 850 feet of combined frontage on Granite Quarry's primary corridor

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EXECUTIVE SUMMARY

COMMERCIAL DEVELOPMENT OPPORTUNITIES

PROPERTY OVERVIEW

Lease & Sale	Call for Pricing
Best Use	Commercial, Mixed-Use, Retail, Drive-thru/QSR, Office
Property Type	Commercial Land
	Combined – 5.41 acres
Lot Size	Parcel 1 (PID: 648 150) 0.84 acres
	Parcel 2 (PID: 648 104) 0.83 acres
	Parcel 3 (PID: 648 185) 3.74 acres
Zoning	MS: Main Street
Parking	TBD by Development/Use
Electricity	On-Site
Water	On-Site
Sewer	On-Site
Rail Access	Salisbury Station - Piedmont 4.4 Miles

HIGHLIGHTS

- ±5.41-acre (3 parcels) MS-zoned assemblage with frontage on Main Street (Salisbury Avenue)
- Over 850 feet of combined frontage on Granite Quarry's primary corridor
- Excellent access and visibility with ingress/egress from both Salisbury Ave/US Hwy 52 and Lyerly Street
- Located within the Town's Downtown Land Use Category, supporting higher-density commercial and residential uses
- Positioned along a key commercial corridor with 13,000+ VPD (Salisbury Ave/Hwy 52) and strong market growth projections

PROPERTY OVERVIEW

±5.41 Acres Zoned MS | Main Street – Mixed Use Commercial Development Opportunity | This ±5.41-acre assemblage, fully zoned MS (Main Street), offers exceptional flexibility for creating a vibrant, mixed-use destination in the heart of Granite Quarry. Situated along a prominent corridor with strong visibility and traffic patterns (13,000+ VPD), and located within the path of growth of the rapidly expanding Charlotte MSA.

The property is ideally suited for a traditional small-town Main Street environment — featuring ground-level retail storefronts with office and/or residential spaces above. The Town's land use plan actively encourages walkable, pedestrian-friendly development in this district, with MS zoning supporting a wide range of commercial and mixed-use opportunities that enhance the community and surrounding trade area.



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COMMERCIAL DEVELOPMENT OPPORTUNITIES



Commercial, Mixed-Use, Retail,
Drive-thru/QSR, & Office



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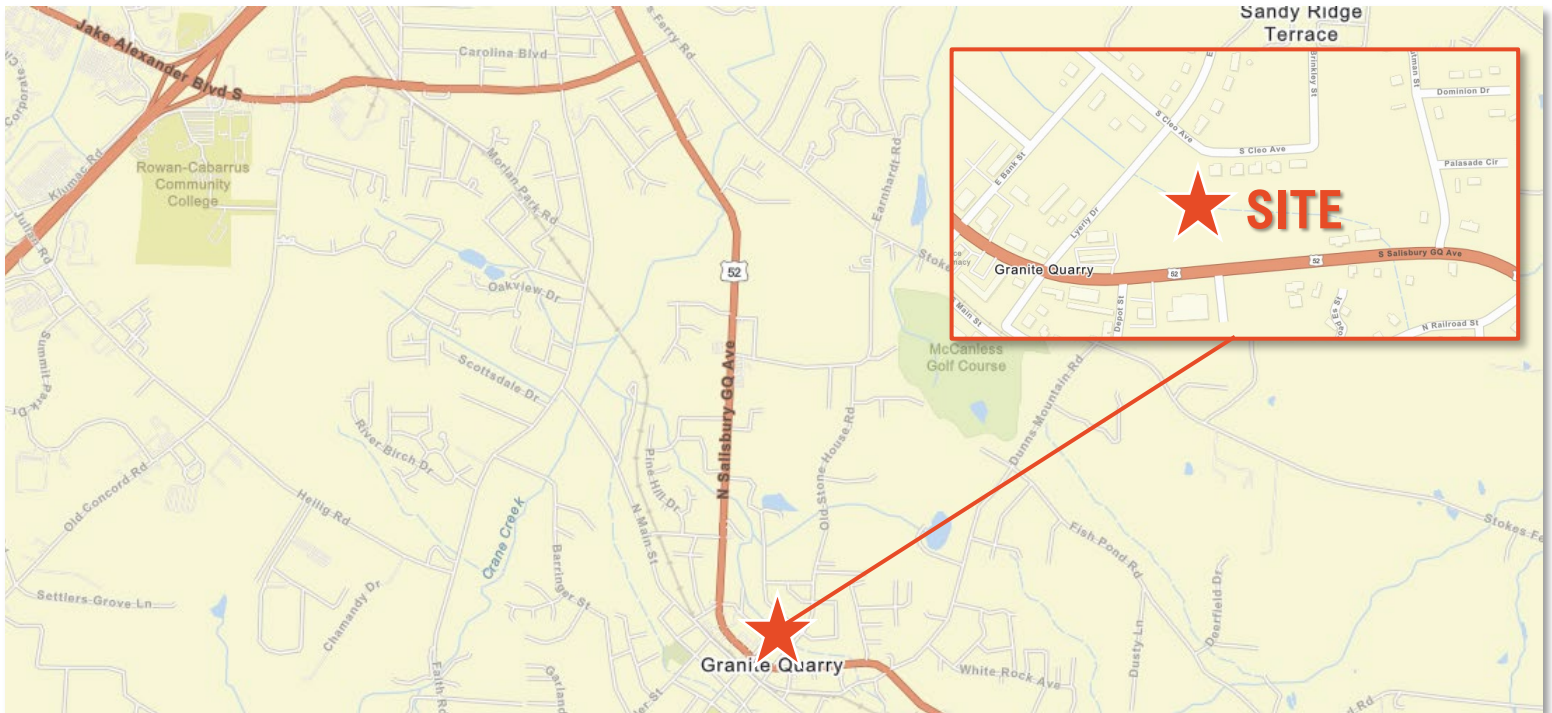
RETAIL AERIAL MAP



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LOCATION MAPS

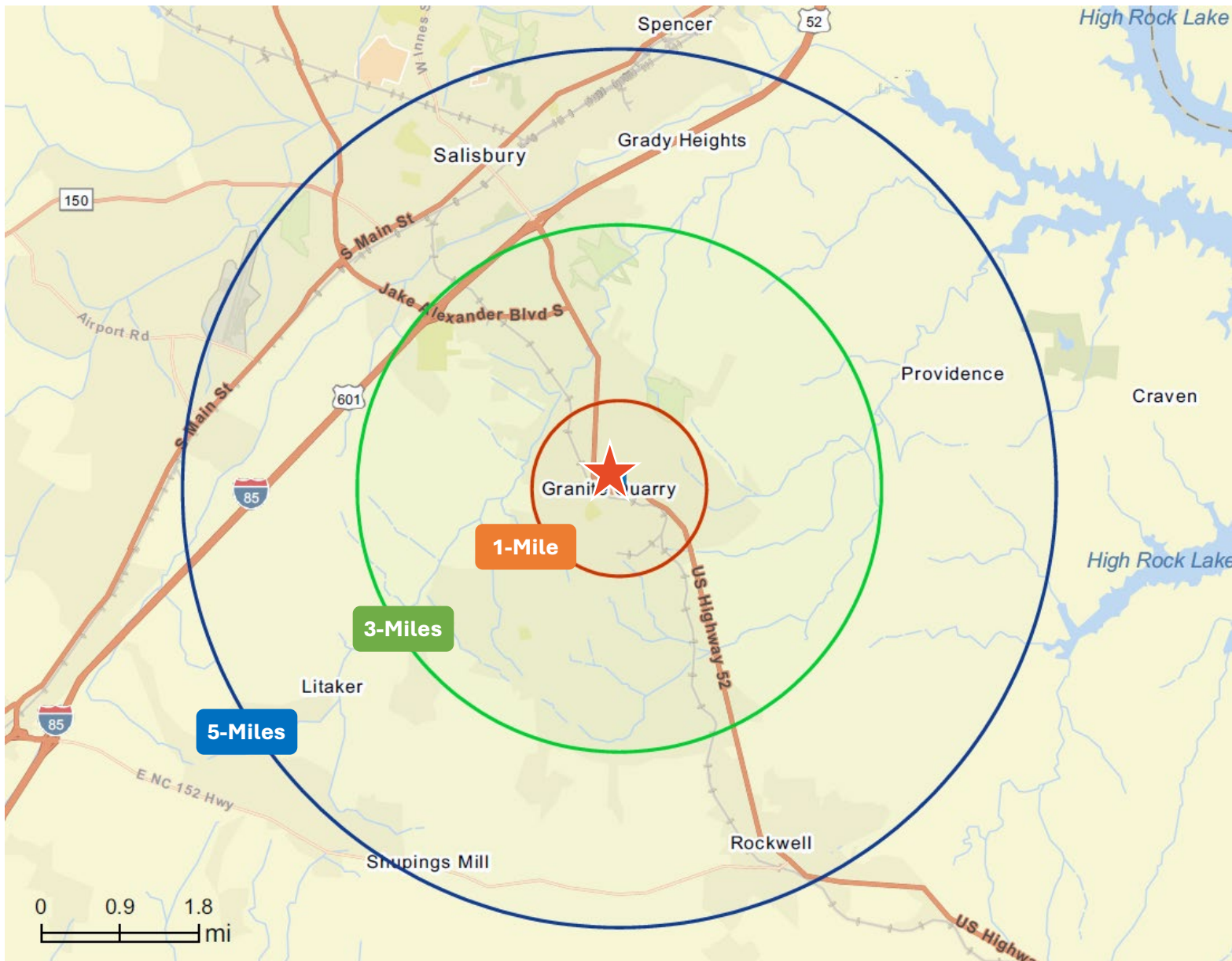


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DEMOGRAPHICS

RADIUS MAP 1, 3, 5 MILES



COMMERCIAL LAND FOR SALE

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DEMOGRAPHICS 1, 3, 5 - MILES

Population	1 mile	3 miles	5 miles
2010 Population	2,833	14,002	42,416
2020 Population	2,935	15,074	44,663
2025 Population	3,208	16,221	46,917
2030 Population	3,242	16,682	47,246
2010-2020 Annual Rate	0.35%	0.74%	0.52%
2020-2025 Annual Rate	1.71%	1.41%	0.94%
2025-2030 Annual Rate	0.21%	0.56%	0.14%

Age			
2025 Median Age	42.2	43.2	40.9
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	79.5%	73.6%	61.8%
Black Alone	7.6%	13.5%	23.9%
American Indian Alone	0.5%	0.4%	0.5%
Asian Alone	1.2%	1.2%	1.1%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	3.1%	4.9%	5.9%
Two or More Races	8.0%	6.4%	6.7%
Hispanic Origin	7.2%	8.5%	10.5%
Diversity Index	44.0	52.2	63.7

Households			
2010 Total Households	1,183	5,740	16,685
2020 Total Households	1,220	6,299	17,910
2025 Total Households	1,352	6,943	19,235
2030 Total Households	1,385	7,251	19,666
2010-2020 Annual Rate	0.31%	0.93%	0.71%
2020-2025 Annual Rate	1.98%	1.87%	1.37%
2025-2030 Annual Rate	0.48%	0.87%	0.44%
2025 Average Household Size	2.36	2.30	2.36
Wealth Index	102	96	73

DEMOGRAPHICS 1, 3, 5 - MILES

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	24.0%	23.1%	26.7%
Median Household Income			
2025 Median Household Income	\$78,021	\$78,656	\$62,571
2030 Median Household Income	\$92,722	\$94,760	\$70,631
2025-2030 Annual Rate	3.51%	3.80%	2.45%
Average Household Income			
2025 Average Household Income	\$106,609	\$105,114	\$88,152
2030 Average Household Income	\$117,379	\$117,055	\$98,434
Per Capita Income			
2025 Per Capita Income	\$42,613	\$43,879	\$36,378
2030 Per Capita Income	\$47,564	\$49,625	\$41,218
2025-2030 Annual Rate	2.22%	2.49%	2.53%
Income Equality			
2025 Gini Index	40.9	42.9	47.0
Socioeconomic Status			
2025 Socioeconomic Status Index	61.2	54.4	47.8
Housing Unit Summary			
Housing Affordability Index	98	103	88
2010 Total Housing Units	1,295	6,402	19,245
2010 Owner Occupied Hus (%)	76.5%	71.2%	61.0%
2010 Renter Occupied Hus (%)	23.5%	28.8%	39.0%
2010 Vacant Housing Units (%)	8.7%	10.3%	13.3%
2020 Housing Units	1,322	6,748	19,686
2020 Owner Occupied HUs (%)	78.2%	69.3%	59.6%
2020 Renter Occupied HUs (%)	21.8%	30.7%	40.4%
Vacant Housing Units	7.2%	7.1%	9.2%
2025 Housing Units	1,447	7,368	20,899
Owner Occupied Housing Units	79.7%	71.4%	62.0%
Renter Occupied Housing Units	20.3%	28.6%	38.0%
Vacant Housing Units	6.6%	5.8%	8.0%
2030 Total Housing Units	1,468	7,660	21,317
2030 Owner Occupied Housing Units	1,124	5,341	12,642
2030 Renter Occupied Housing Units	262	1,910	7,024
2030 Vacant Housing Units	83	409	1,651