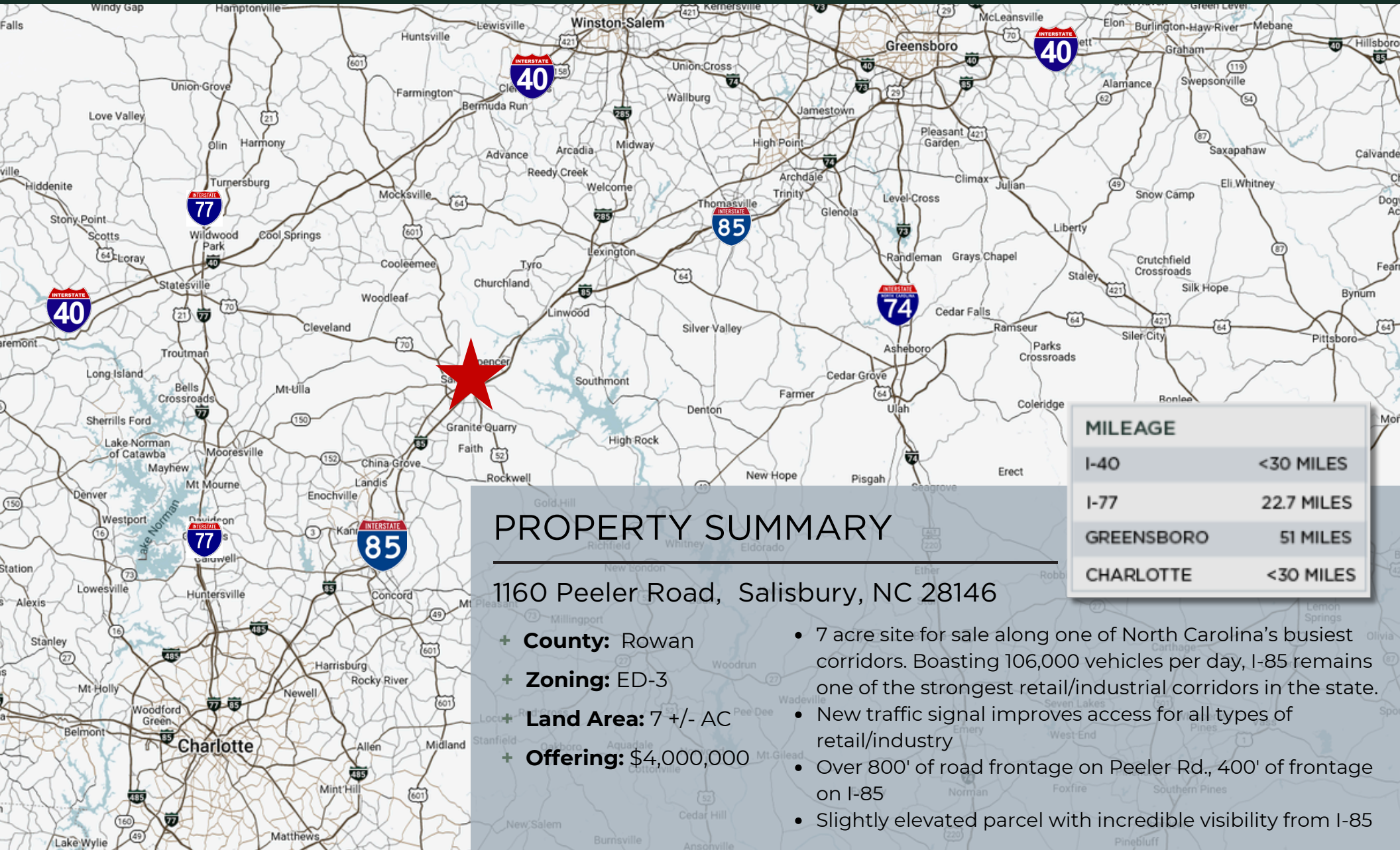




FOR SALE

HIGH VALUE RE-DEVELOPMENT SITE, I-85 VISIBILITY
7 +/- AC | PEELER ROAD, SALISBURY NC

CHARLIE FREEMAN
O: 336-768-4410
charlie@freemancommercial.com



PROPERTY SUMMARY

1160 Peeler Road, Salisbury, NC 28146

- + **County:** Rowan
- + **Zoning:** ED-3
- + **Land Area:** 7 +/- AC
- + **Offering:** \$4,000,000

- 7 acre site for sale along one of North Carolina’s busiest corridors. Boasting 106,000 vehicles per day, I-85 remains one of the strongest retail/industrial corridors in the state.
- New traffic signal improves access for all types of retail/industry
- Over 800' of road frontage on Peeler Rd., 400' of frontage on I-85
- Slightly elevated parcel with incredible visibility from I-85

MILEAGE	
I-40	<30 MILES
I-77	22.7 MILES
GREENSBORO	51 MILES
CHARLOTTE	<30 MILES

DEMOGRAPHICS

FOR SALE



Population

3 miles	12,234
5 miles	48,788
7 miles	87,854



Avg. HH Income

3 miles	\$81,580
5 miles	\$79,889
7 miles	\$84,165



Households

3 miles	4,413
5 miles	18,916
7 miles	34,626



Businesses

3 miles	420
5 miles	1,983
7 miles	3,138



Employees

3 miles	7,471
5 miles	26,489
7 miles	42,272



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106,000 VPD

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