



Salisbury Development Opportunity

4 Parcels for Sale

PRESENTED BY



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BLACKSTREAM
COMMERCIAL REAL ESTATE

PROPERTY DESCRIPTION

Introducing a prime development opportunity in Salisbury, NC! Nestled just south of downtown this property has outstanding potential medical or mixed-use development potential. With its strategic position near two I-85 interchanges, the new Julian Rd, and several proposed roads, this property presents a lucrative prospect for those seeking to capitalize on a high-demand market. It's also surrounded by planned and existing retail and multifamily development. Boasting versatile potential and a promising location, this property is an ideal investment opportunity for astute developers or key regional competitors looking to make their mark in the growing Salisbury area.

LOCATION DESCRIPTION

Acres are situated along Henderson Church Grove and Kelly Roads, just minutes from two high traffic streets that intersect I-85, Jake Alexander Blvd and the new Julian Rd.

OFFERING SUMMARY

PROPERTY HIGHLIGHTS

< 2 Miles from two I-85 interchanges

+/- 2.5 Miles from Downtown Salisbury

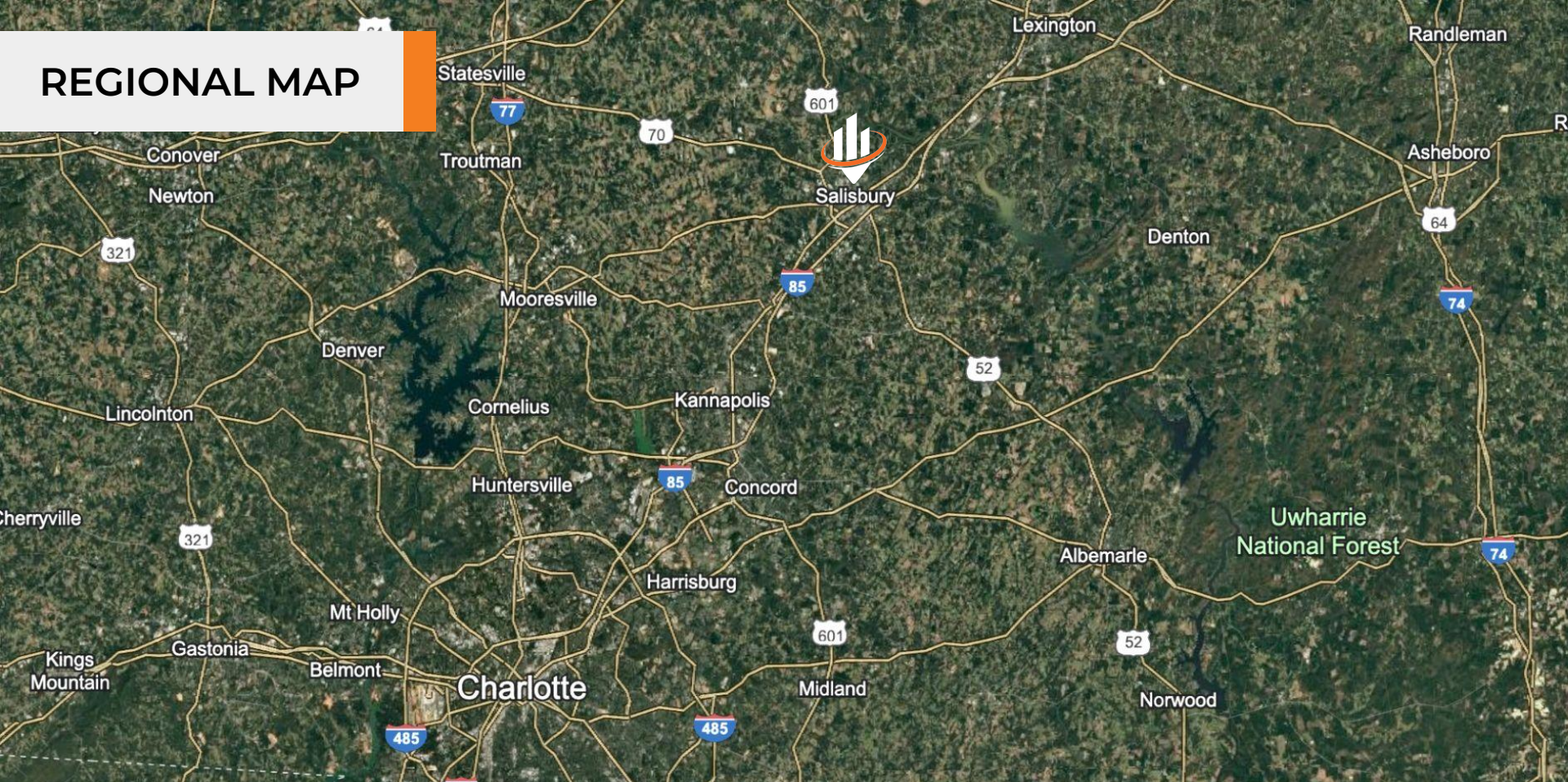
< 0.5 mile from Corporate Cir. and other retail, office, and medical buildings.

Sewer onsite, and water from Julian Rd

High traffic volume on I-85 and Julian

PROPERTY HIGHLIGHTS

REGIONAL MAP



RETAIL MAP



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies



PROPERTY LOCATION

PROPERTY SUMMARY



PARCEL	PIN:	ZONING	APPROX. DEEDED SIZE
1	400 007 0001	HI, HB, LI	+/- 24.31
2	400 071	LI, HI	+/- 23.99
3	400 029	LI, RR	+/- 24.96
4	400 072	LI, RR	+/- 7.14
Assem.			+/- 80

- Parcels may be sold as a package or individually.

AERIAL PHOTOS

SALISBURY

JAKE ALEXANDER BLVD

EXIT 75

JULIAN ROAD

CORPORATE CIRCLE

INTERSTATE
85

EXIT 74

1

2

3

NEW HENDERSON GROVE
CHURCH RD EXTENSION

HENDERSON GROVE CHURCH RD

4

SALISBURY DEVELOPMENT OPPORTUNITY | SVN BLACKSTREAM

AERIAL PHOTOS



S MAIN ST

JAKE ALEXANDER
BLVD

JULIAN RD

HENDERSON CHURCH
GROVE RD

1

2

AERIAL PHOTOS



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LOCATION DEMOGRAPHICS

POPULATION

2 MILE

5 MILE

10 MILE

2020 TOTAL POPULATION

4,386

57,179

128,777

2024 TOTAL POPULATION

4,386

57,179

128,777

2029 POPULATION PROJECTION

4,673

60,150

135,882

MEDIAN AGE

37.8

38.5

40.1

HOUSEHOLD & INCOME

OF TOTAL HOUSEHOLDS

1,663

22,001

50,304

AVERAGE HH INCOME

\$66,797

\$67,874

\$73,083

TOTAL SPECIFIED CONSUMER SPENDING

\$45.8M

\$595.5M

\$1.5B

The information provided has been sourced from CoStar, the City of Salisbury, and Rowan County. While we believe this information to be accurate, we cannot guarantee its absolute correctness.

Property boundary illustrations are for illustrative purposes only and are not to be relied upon for property line locations, interested parties should consult a professional land surveyor for accurate information.

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DISCLAIMERS



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