

# 1935 S Main St - Suite 104

SALISBURY, NC 28144



**Industrial/Flex**

**FOR**

Sale or Lease

**SIZE**

±4,950 SF

**PRICE**

Sale: \$650,000  
Lease: \$10.50/SF NNN



## Overview

±4,950 SF flex/industrial condo available for lease or sale

Located on S Main St (Hwy 29) in Salisbury, NC

Includes ±1,213 SF of office space

14' to 16' clear heights

One dock-high and one drive-in door

Convenient access to I-85

Ideal for light industrial, service, distribution, or flex users

## ±4,950 SF Flex/Industrial Condo for Lease or Sale



Clark Alcorn  
Broker

(704) 367 5005  
calcorn@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

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## Property Overview

### Demographics

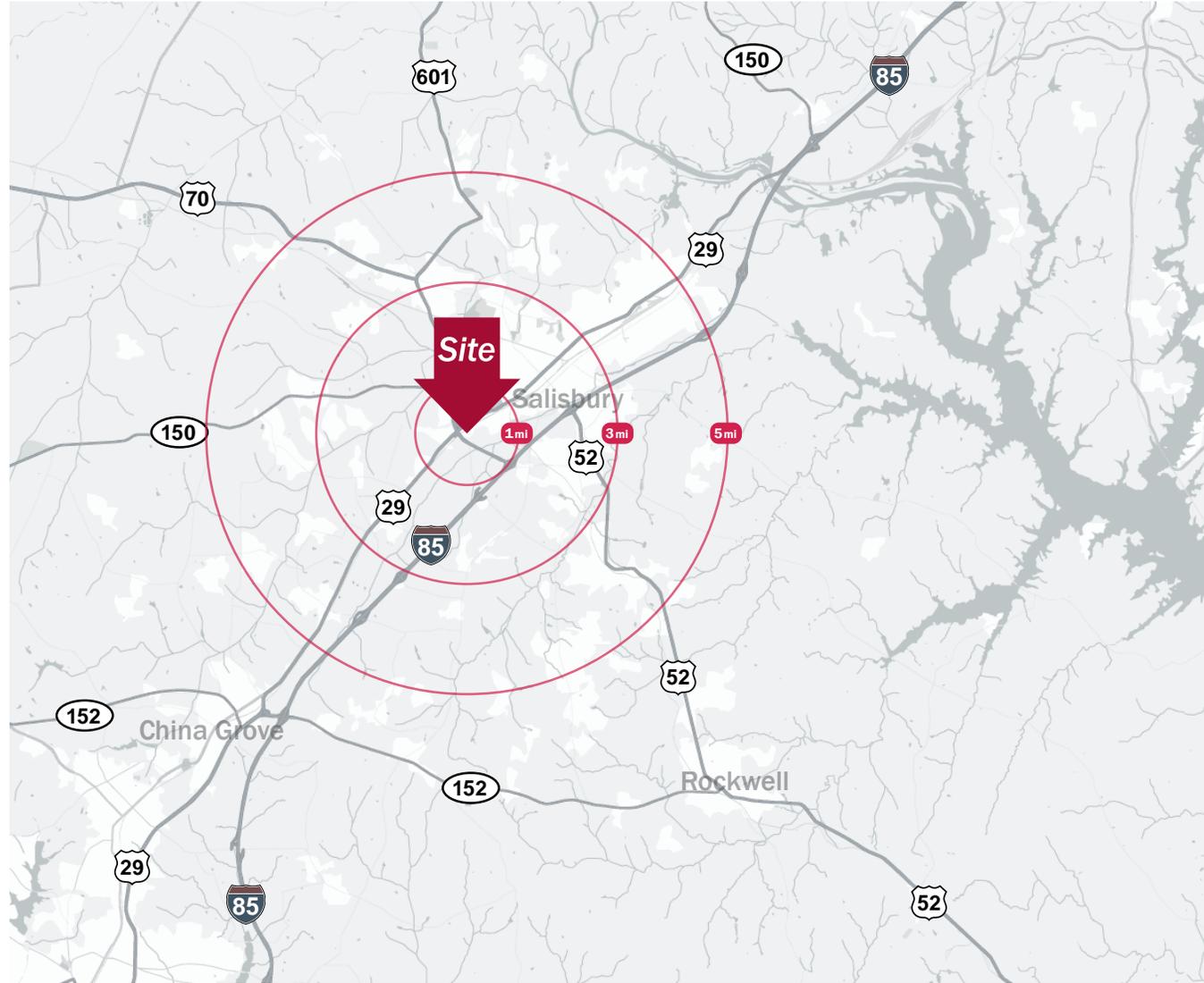
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	5,144	31,666	61,243
Growth Rate	0.97%	0.71%	0.90%
Avg. HH Income	\$75,995	\$79,907	\$87,626

### Traffic Count

Source: NCDOT

	AADT
S Main St	8,500 (2023)



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## Site Aerial



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## Market Aerial



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## Property Photos



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Medical | Industrial | Retail | Land | Investment | Office

contact

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