



## LAND FOR SALE & LEASE

### Outparcel For Sale and/or Lease

0 Statesville Boulevard  
Salisbury, NC 28147

- +/-1.01 Acres ( $\pm 43,995$  SF)
- High Visibility - 310' of direct frontage on Statesville Blvd/Highway 70 (20,500+ VPD)
- Zoned Highway Business (HB)



Presented By:

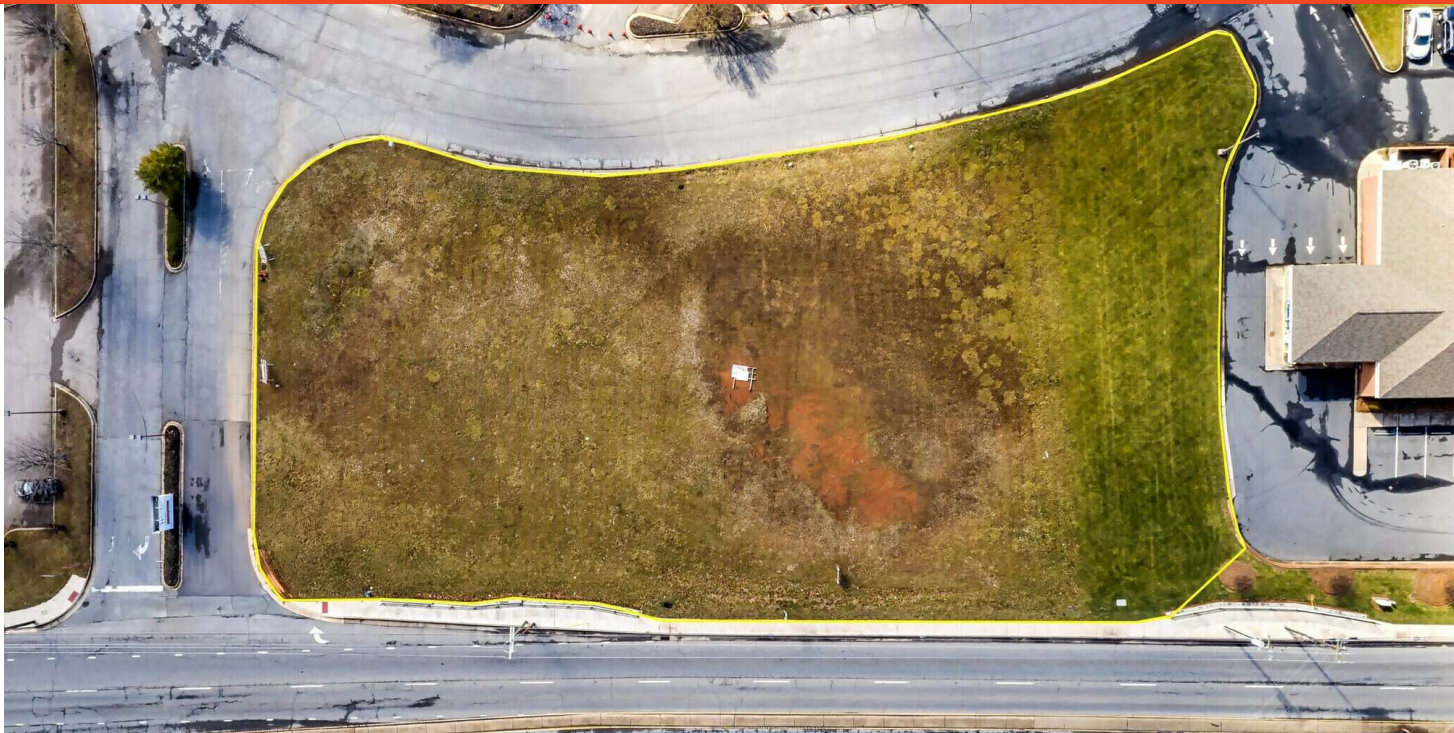
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**MOODY COMMERCIAL REAL ESTATE**

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# PROPERTY SUMMARY



## Property Description

This offering represents the final outparcel available within the Rowan County Community Center–anchored redevelopment (formerly Salisbury Mall), providing a rare chance for a retailer, restaurant, or service user to secure a high-visibility site in Salisbury’s rapidly emerging community hub. Zoned Highway Business (HB), the parcel benefits from 310’ of frontage on Statesville Blvd, a corridor travelled by 20,500+ VPD.

The adjacent Rowan Community Center is undergoing an adaptive reuse redevelopment, featuring a new event center with advanced AV/flexible partitions, along with offices for four agricultural agencies. Breakout rooms, patios, and a modernized façade with new entrances establish this project as a vibrant civic hub. With unmatched visibility, steady event-driven foot traffic, and direct access from one of Salisbury’s busiest corridors, the outparcel presents an ideal location for a variety of potential uses.

## Offering Summary

Sale Price:	Call for Details
Lease Rate:	Call for Details
Available SF:	43,995 SF
Lot Size:	1.01 Acres

## PROPERTY HIGHLIGHTS

### Property Details

Property Type	Land
Property Subtype	0 Statesville Boulevard, Salisbury, NC 28147
APN	331-179
Lot Size (Acres)	1.01
Lot Size (SF)	43,995 SF
Access	Shared

### Property Highlights

- ±1.01 Acres (±43,995 SF) – final available outparcel within Rowan County Community Center redevelopment
- Highway Business (HB) zoning allowing broad commercial use flexibility
- Anchored by \$18.9M, 90,000+ SF Rowan Community Center redevelopment, including 1,000-seat event center & agency offices
- 20,500+ vehicles per day along Highway 70 / Statesville Boulevard providing exceptional visibility
- Strong built-in demand from county staff, event attendees, and community visitors
- Ideal for QSR/Fast Food/Drive-Thru, retail, or service providers seeking a prime location
- Ground Lease Availability – Flexible long-term land lease structure
- Zoning In Place – HB (Highway Business) zoning allows for variety of uses
- Strong Co-Tenancy – Outparcel is anchored by recently redeveloped Rowan Community Center and several adjacent retailers





# ROWAN COMMUNITY CENTER (ANCHOR)

## Rowan County Center - Redevelopment Project

The Rowan Community Center is undergoing a transformative adaptive reuse that is revitalizing the former Salisbury Mall into a modern civic hub. The redevelopment project is designed to serve as a focal point for community life, government services, and events - positioning Salisbury and the county for long-term growth.

### Investment

- Early planning outlined estimated \$18.9 million investment
- \$7.6 million allocated to the event center
- \$5.1 million to exterior and parking upgrades
- \$2.9 million to the agriculture center
- Additional funding for traffic and roundabout enhancements

### Key Features

- 90,000+ SF adaptive reuse project
- 1,000-seat multi-purpose event center
- Offices for four agricultural agencies
- Flexible meeting & breakout rooms

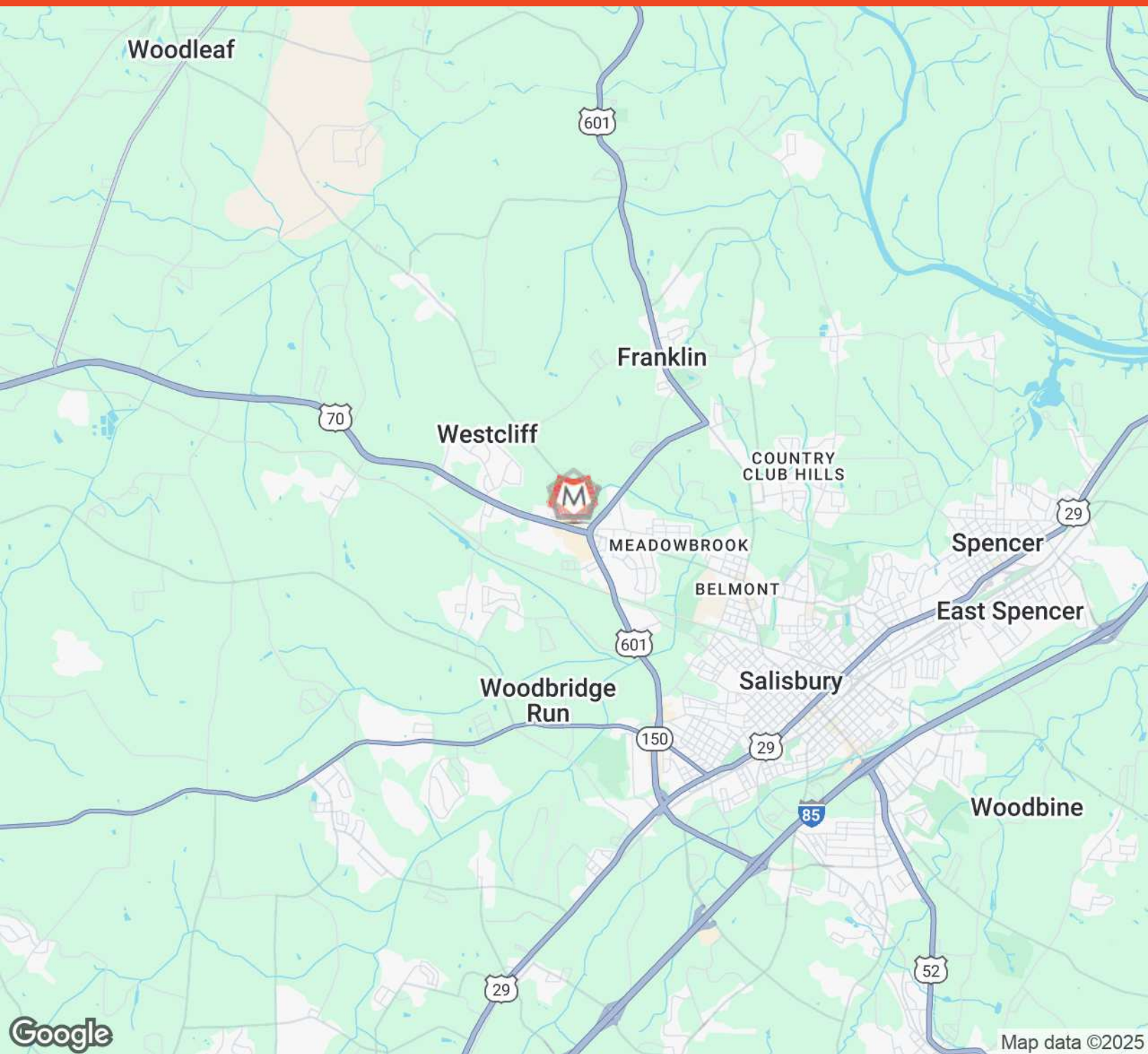


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## LOCATION MAP



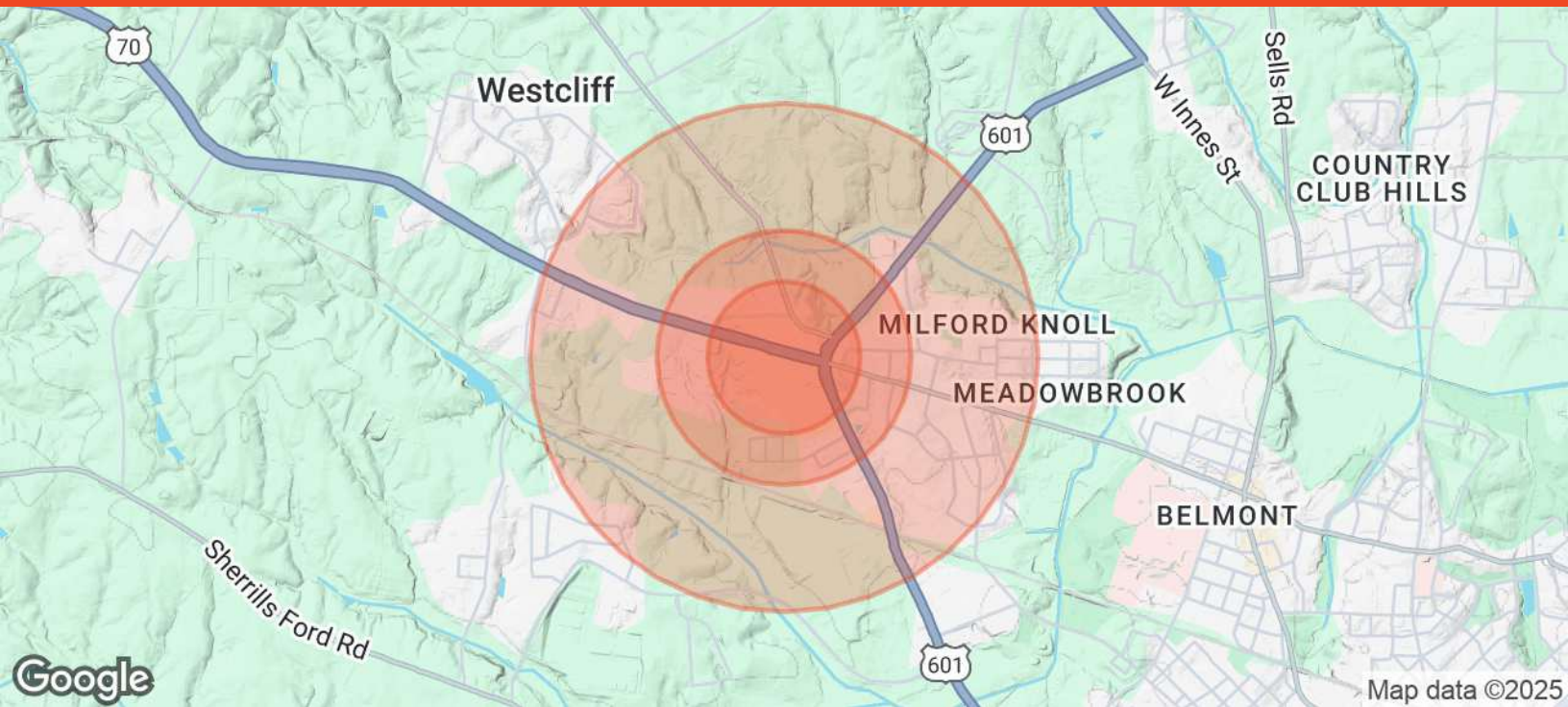
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DEMOGRAPHICS MAP & REPORT



Demographic	1 Mile	3 Miles	5 Miles.
Population			
Total (2020)	3,814	25,455	51,565
Total (2024)	3,737	26,493	54,088
Total (Projection - 2029)	3,899	27,943	57,124
Median Age	38.5	37.8	39
Households & Income			
Total Households (2024)	1,695	10,496	21,360
Total Households (Projection - 2029)	1,768	11,085	22,577
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$56,071	\$69,278	\$69,834