

# RELIGIOUS PROPERTY FOR SALE

**9,610± TOTAL SF ON 3.45± ACRES**

**FOUNDRY**  
COMMERCIAL



3070 HIGHWAY 152 EAST | SALISBURY, NC 28146

**ASKING PRICE: \$995,000**

## PROPERTY DESCRIPTION

- The property consists of a 7,831± SF, brick church facility and 1,936± SF home located on ±3.45 acres of land.
- In addition to a sanctuary that holds 220+, the church building contains classrooms, a pastor's study, a large conference room, and storage.
- The property has a RA (Rural Agricultural) zoning designation within Rowan County which allows for low density residential development.
- The parcel is located at a hard corner, where Highway 152 East and Old Concord Road meet.

<b>PARCEL ID</b>	423 0170102
<b>COUNTY</b>	Rowan
<b>CURRENT USE</b>	Religious
<b>ZONING</b>	RA (Rural Agricultural)
<b># OF BUILDINGS</b>	2
<b>TOTAL BUILDING SF</b>	9,610± Total SF
<b>ACREAGE</b>	3.45± Acres
<b>PARKING</b>	25–30± Paved Spaces
<b>SANCTUARY SEATING CAPACITY</b>	200±

FOR MORE INFORMATION, PLEASE CONTACT FOUNDRY COMMERCIAL:

CARLIN BEEKMAN

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**407.540.7789**

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MATT MESSIER, CCIM, SIOR

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IN COOPERATION WITH:

DONALD HICKS

REALTY EXECUTIVES OF HICKORY

Realtor/Broker

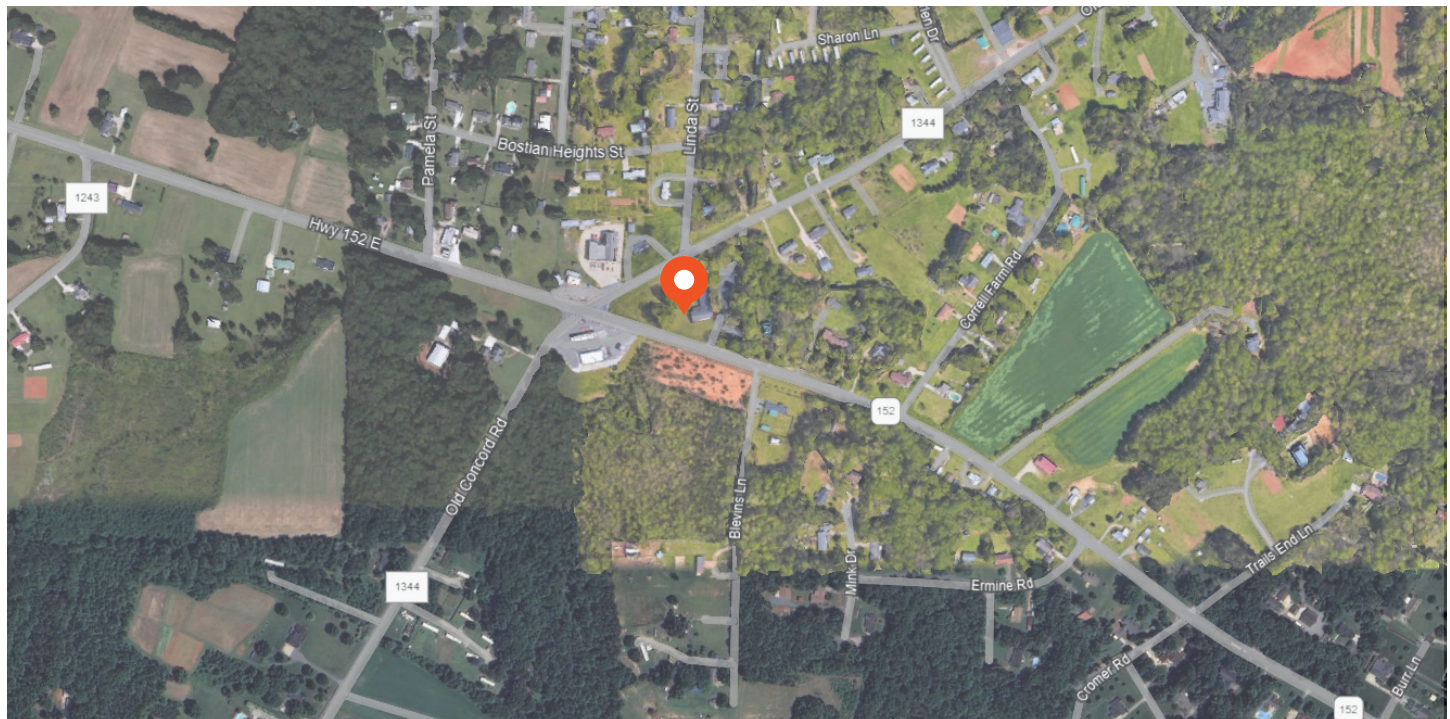
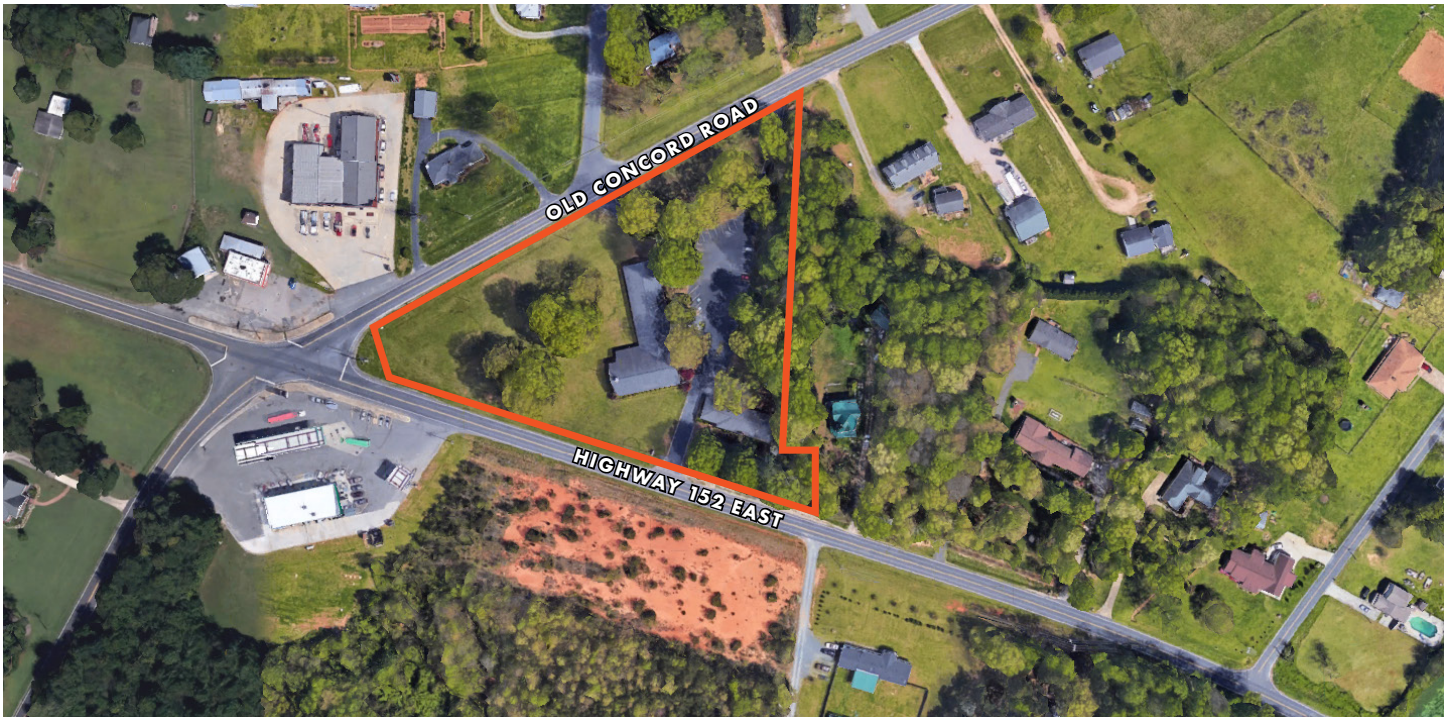
**828.461.6737**

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## AERIAL & PROPERTY OUTLINE



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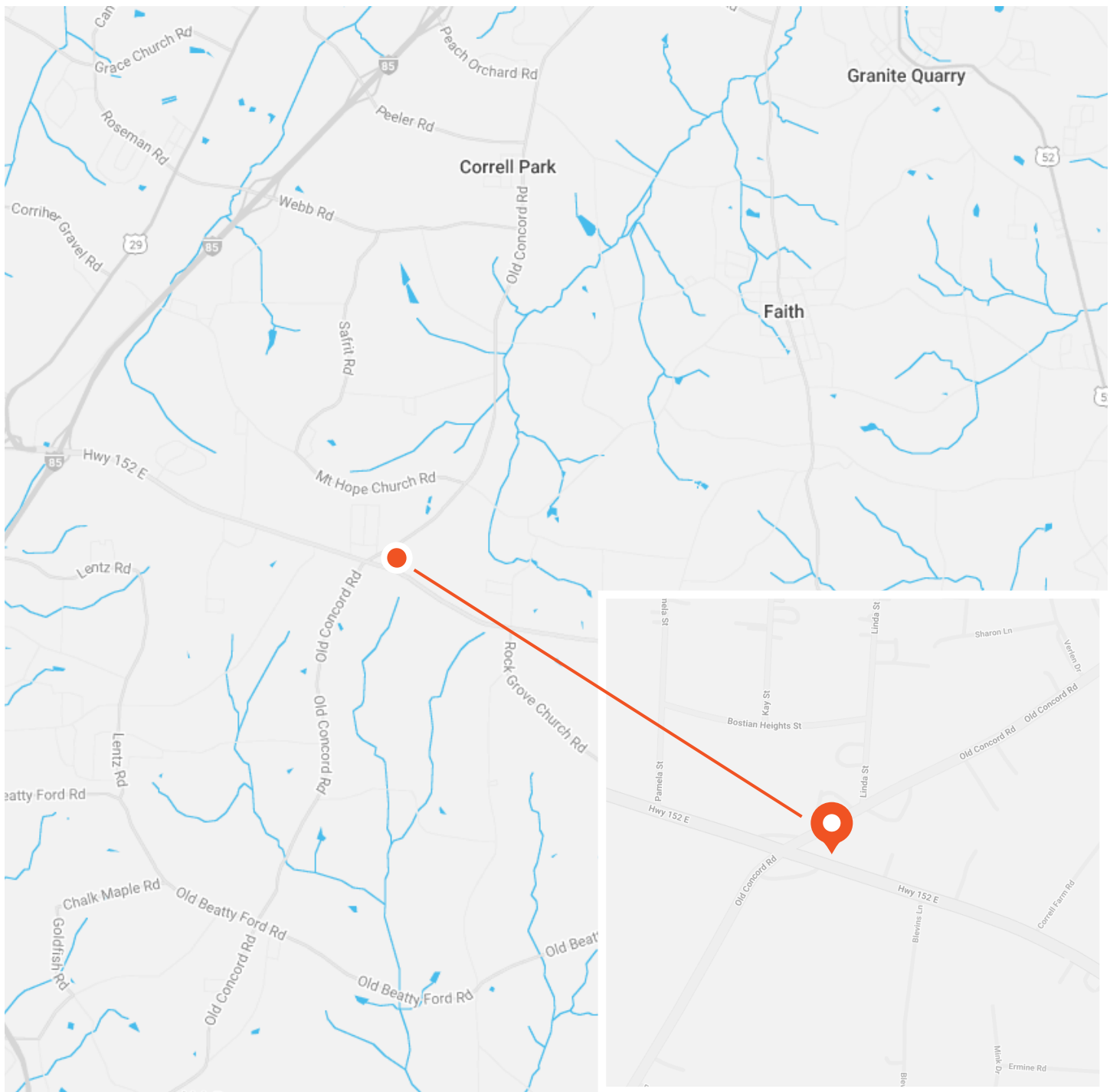
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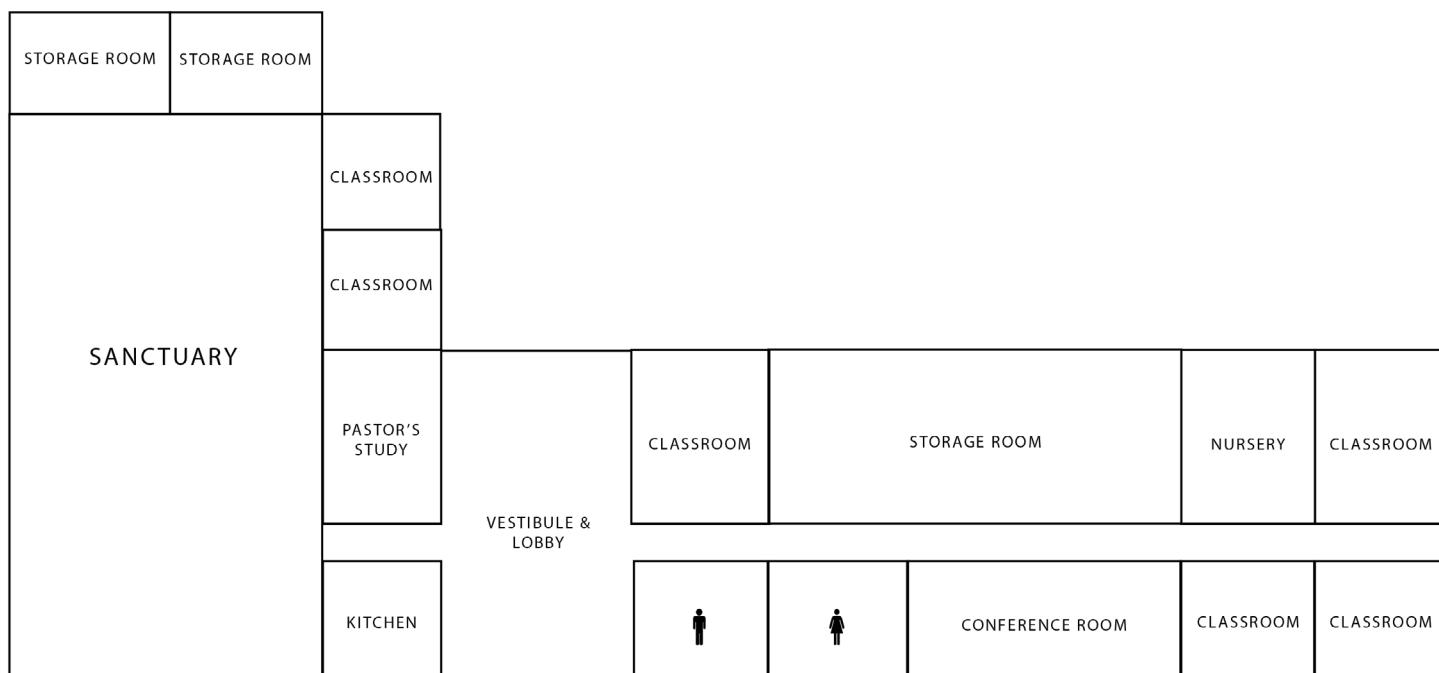
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## CHURCH BUILDING LAYOUT



## PARKING LOT

NOT DRAWN TO SCALE



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## PROPERTY PHOTOS



SANCTUARY



VESTIBULE



KITCHEN



CONFERENCE ROOM



NURSERY



CLASSROOM

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## PROPERTY PHOTOS



CLASSROOM



LARGE STORAGE ROOM



RESTROOM



EXTERIOR



REAR EXTERIOR



SINGLE FAMILY RESIDENCE

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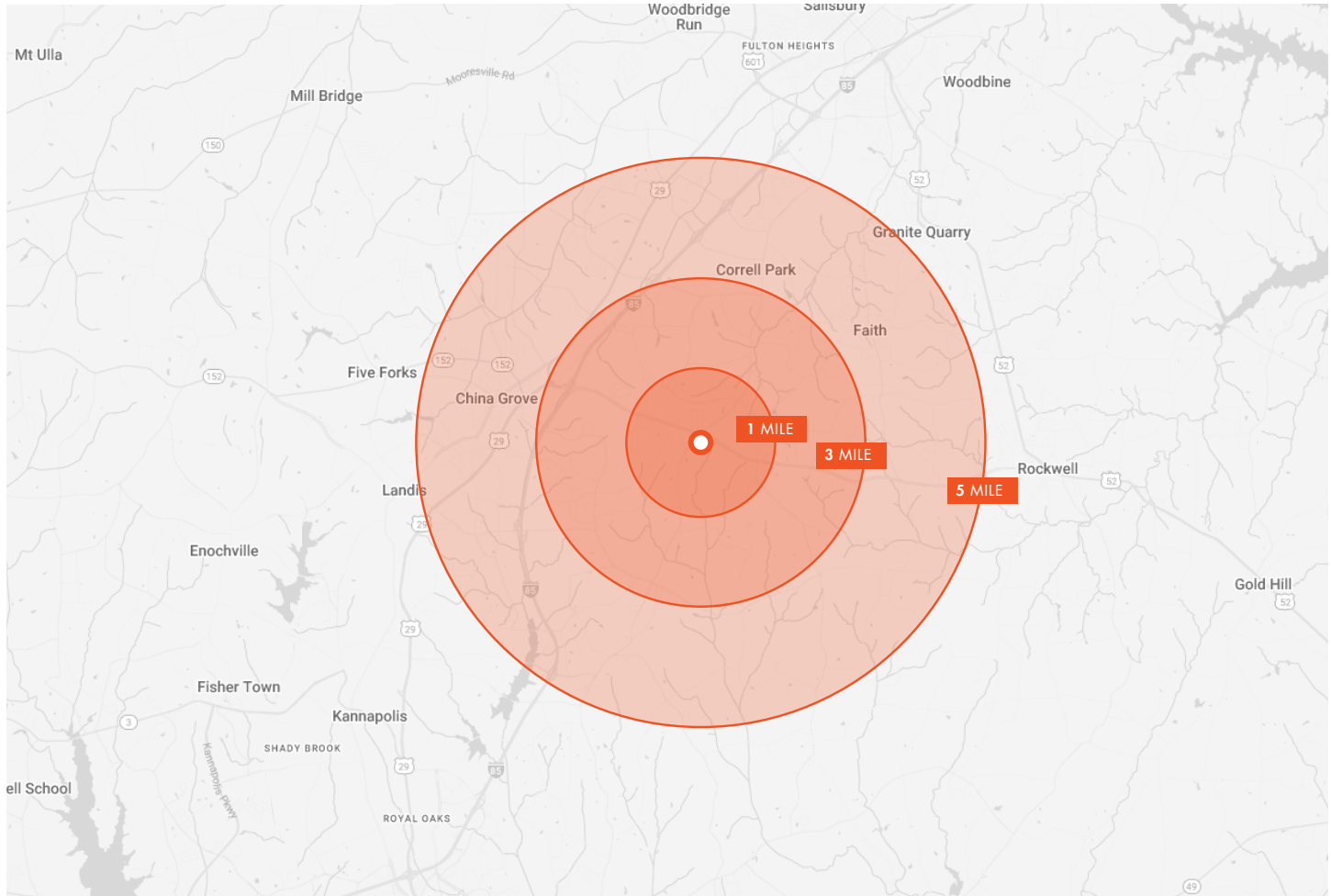
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## SITE DEMOGRAPHICS



1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<p><b>1,150</b> ESTIMATED POPULATION 2029</p>	<p><b>8,918</b> ESTIMATED POPULATION 2029</p>	<p><b>31,083</b> ESTIMATED POPULATION 2029</p>
<p><b>42.4</b> MEDIAN AGE</p>	<p><b>42.3</b> MEDIAN AGE</p>	<p><b>39.8</b> MEDIAN AGE</p>
<p><b>\$224,516</b> MEDIAN HOME VALUE 2024</p>	<p><b>\$209,001</b> MEDIAN HOME VALUE 2024</p>	<p><b>\$209,053</b> MEDIAN HOME VALUE 2024</p>
<p><b>\$83,029</b> AVERAGE HOUSEHOLD INCOME</p>	<p><b>\$79,619</b> AVERAGE HOUSEHOLD INCOME</p>	<p><b>\$84,375</b> AVERAGE HOUSEHOLD INCOME</p>

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