

# RELIGIOUS PROPERTY FOR SALE

## 9,610± TOTAL SF ON 3.45± ACRES

FOUNDRY  
COMMERCIAL



3070 HIGHWAY 152 EAST | SALISBURY, NC 28146

ASKING PRICE: ~~\$895,000~~ **\$849,000**

### PROPERTY DESCRIPTION

- The property consists of a 7,674± SF, brick church facility and 1,936± SF home located on 3.45± acres of land.
- In addition to a sanctuary that holds 200±, 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.

|                            |                         |
|----------------------------|-------------------------|
| PARCEL ID                  | 423 0170101             |
| COUNTY                     | Rowan                   |
| CURRENT USE                | Religious               |
| ZONING                     | RA (Rural Agricultural) |
| # OF BUILDINGS             | 2                       |
| TOTAL BUILDING SF          | 9,610± Total SF         |
| ACREAGE                    | 3.45± Acres             |
| PARKING                    | 25–30± Paved Spaces     |
| SANCTUARY SEATING CAPACITY | 200±                    |

FOR MORE INFORMATION, PLEASE CONTACT FOUNDRY COMMERCIAL:

CARLIN BEEKMAN

Vice President

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MATT MESSIER, CCIM, SIOR

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**919.987.1012**

karl.hudson@foundrycommercial.com

IN COOPERATION WITH:

DONALD HICKS

REALTY EXECUTIVES OF HICKORY

Realtor/Broker

**828.461.6737**

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

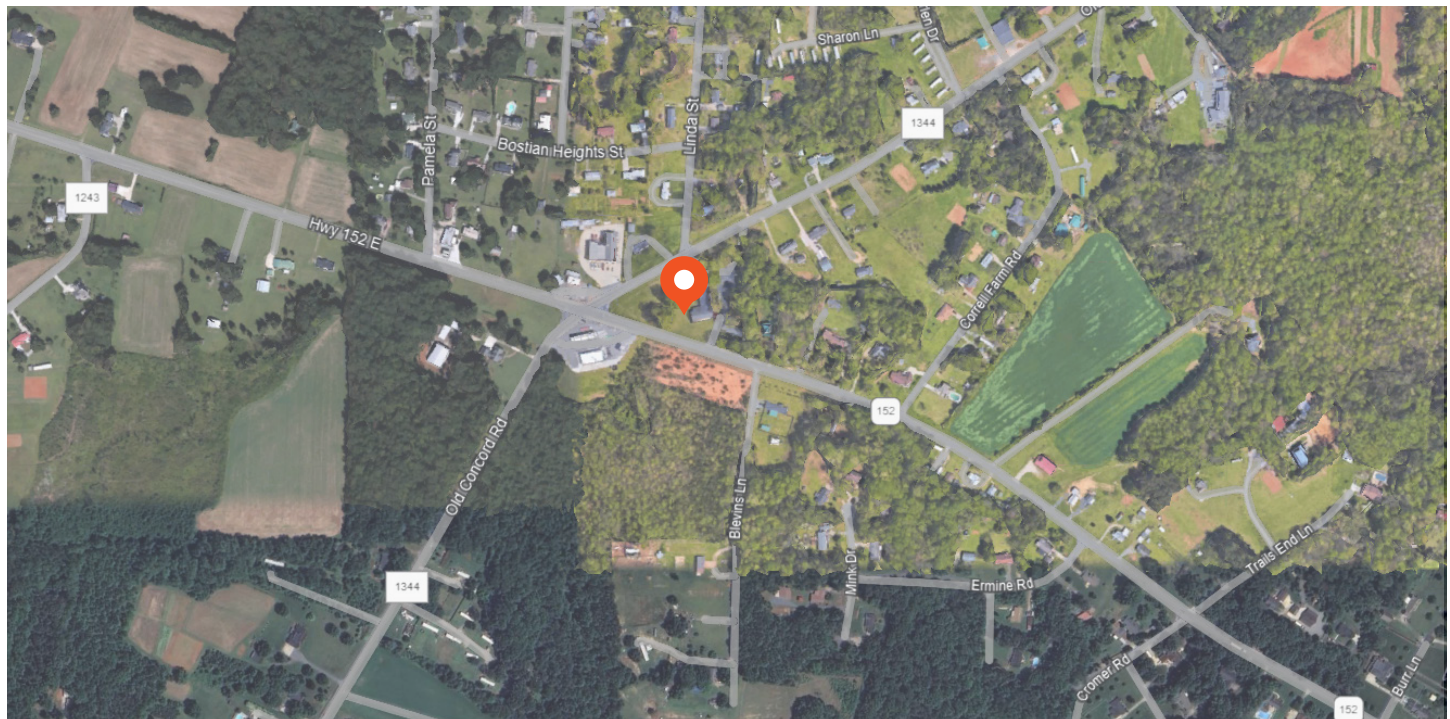
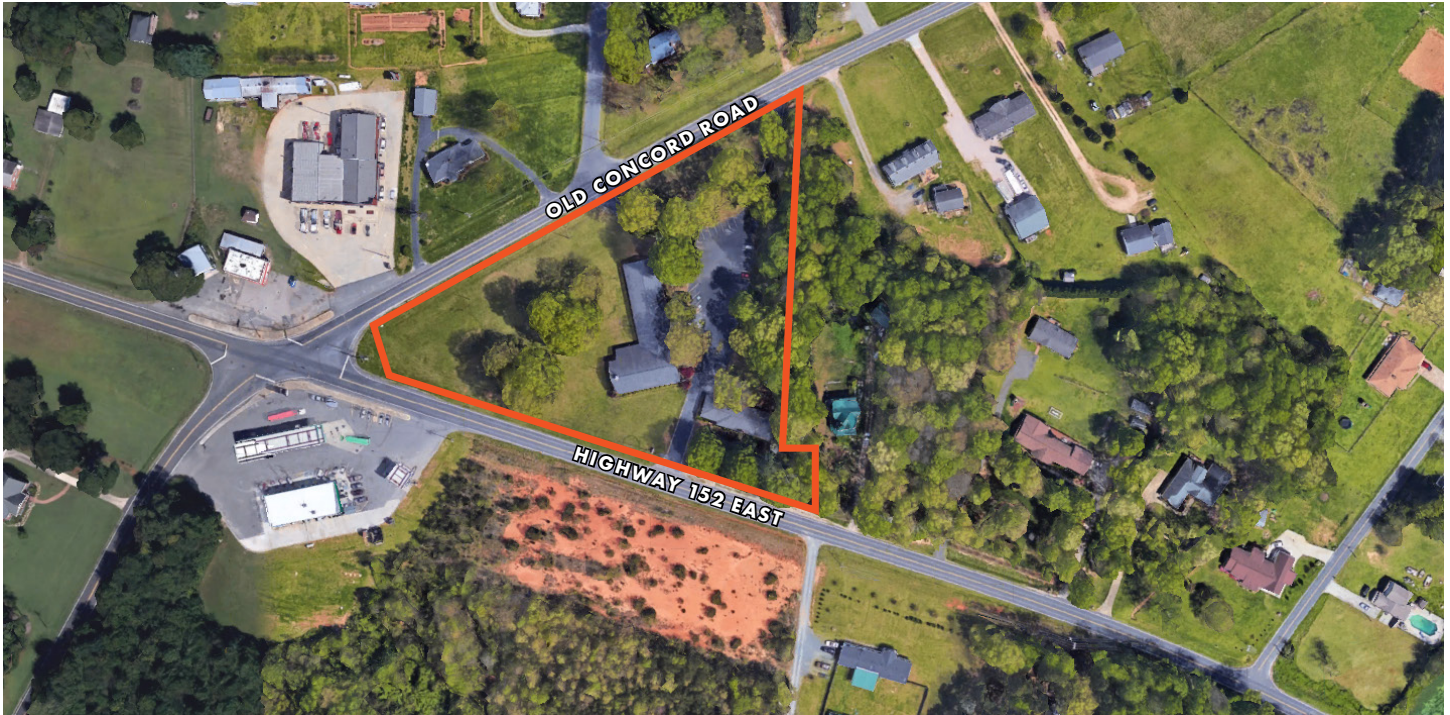


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## AERIAL & PROPERTY OUTLINE



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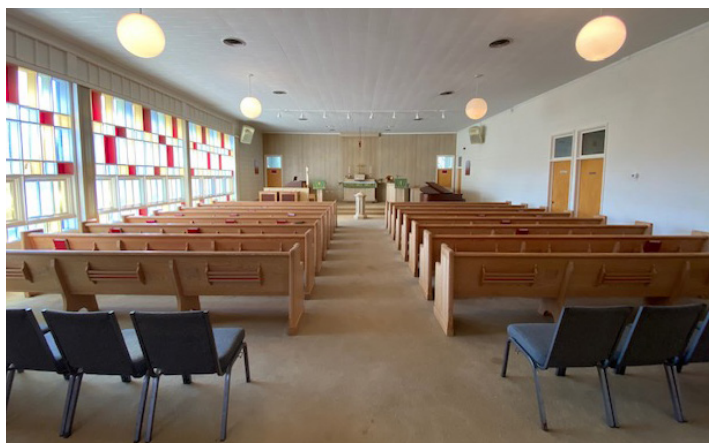
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## PROPERTY PHOTOS



SANCTUARY



VESTIBULE



KITCHEN



CONFERENCE ROOM



NURSERY



CLASSROOM

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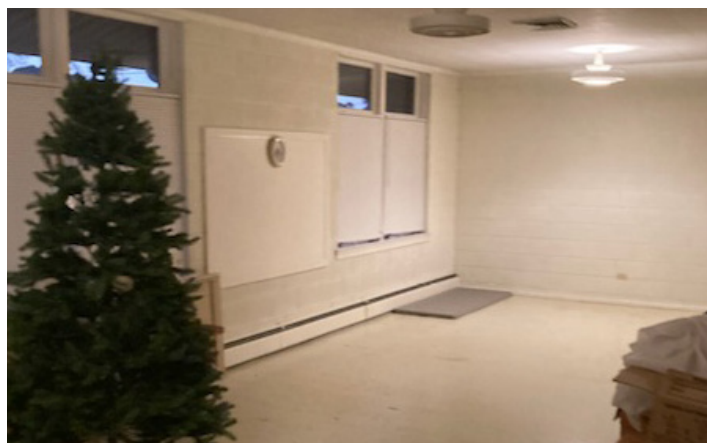
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## PROPERTY PHOTOS



CLASSROOM



LARGE STORAGE ROOM



RESTROOM



EXTERIOR



REAR EXTERIOR



SINGLE FAMILY RESIDENCE

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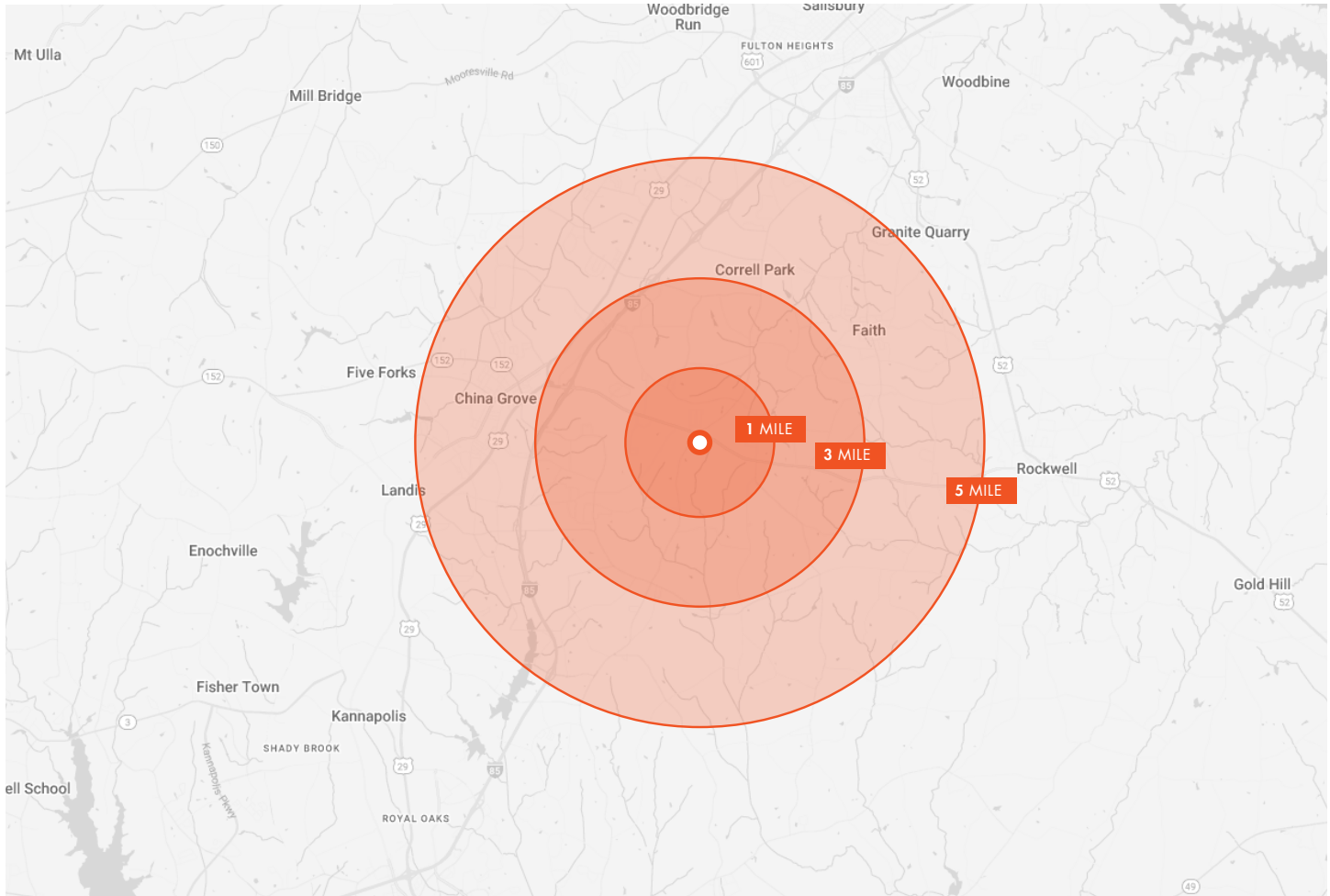
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## SITE DEMOGRAPHICS



### 1 MILE RADIUS

|  |   |
|--|---|
|  | <b>1,150</b><br>ESTIMATED POPULATION 2029   |
|  | <b>42.4</b><br>MEDIAN AGE                   |
|  | <b>\$224,516</b><br>MEDIAN HOME VALUE 2024  |
|  | <b>\$83,029</b><br>AVERAGE HOUSEHOLD INCOME |

### 3 MILE RADIUS

|  |   |
|--|---|
|  | <b>8,918</b><br>ESTIMATED POPULATION 2029   |
|  | <b>42.3</b><br>MEDIAN AGE                   |
|  | <b>\$209,001</b><br>MEDIAN HOME VALUE 2024  |
|  | <b>\$79,619</b><br>AVERAGE HOUSEHOLD INCOME |

### 5 MILE RADIUS

|  |   |
|--|---|
|  | <b>31,083</b><br>ESTIMATED POPULATION 2029  |
|  | <b>39.8</b><br>MEDIAN AGE                   |
|  | <b>\$209,053</b><br>MEDIAN HOME VALUE 2024  |
|  | <b>\$84,375</b><br>AVERAGE HOUSEHOLD INCOME |

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