



203 Mocksville Avenue

Salisbury, North Carolina 28144



Available for Lease

+/- 4,280 RSF Class-A Office/Medical Office

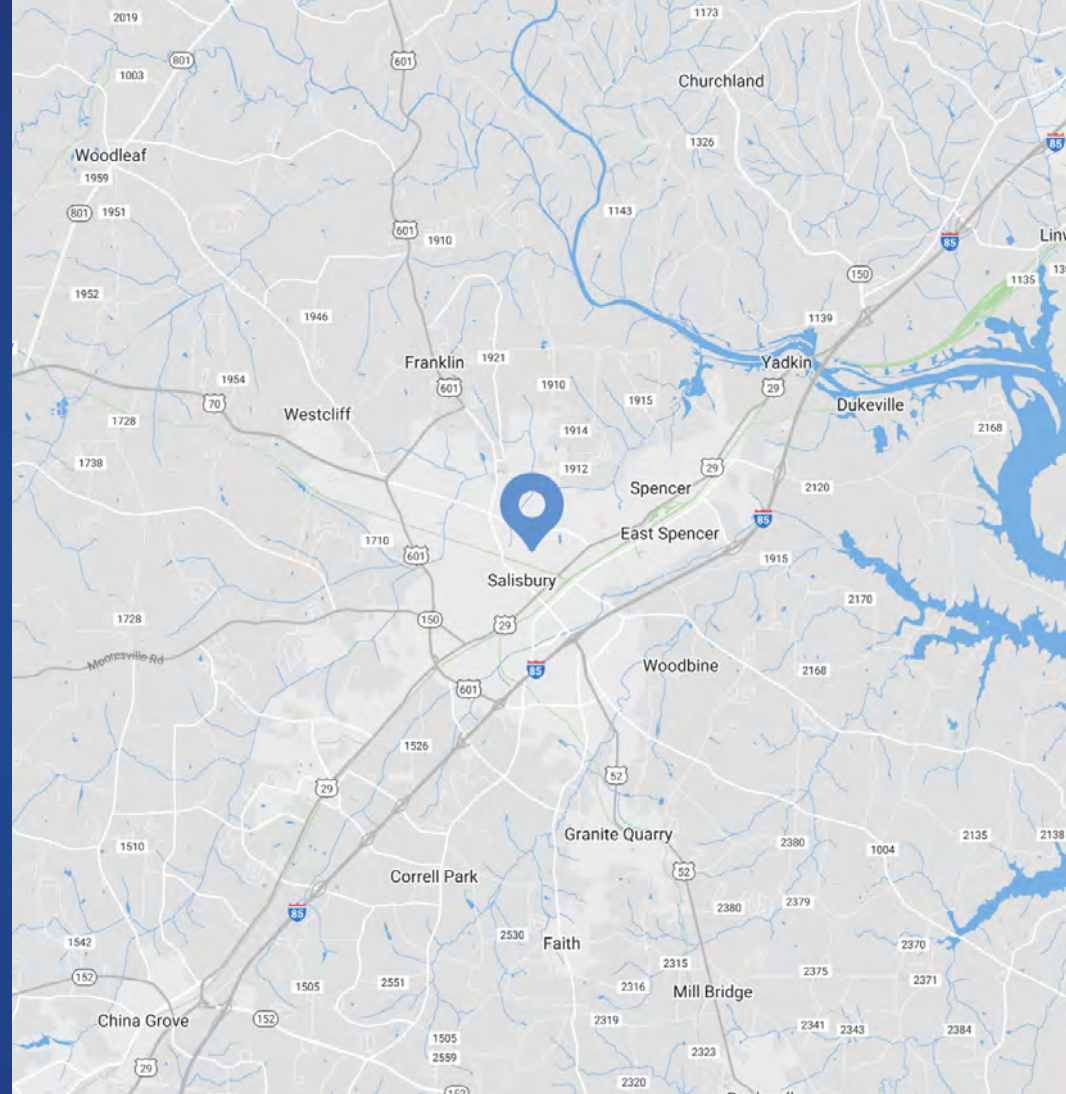
203 Mocksville Avenue

Available for Lease

Class-A office/medical building available for lease in Salisbury, NC. The multi-tenant building has two suites on the first level and one on the second level. It is only 3 blocks from Salisbury's 24-hour main hospital, Novant Rowan Medical Center, and a 5 minute drive to W.G. Hefner VA Medical Center. Surrounded by medical offices, this is a great opportunity in the Charlotte MSA near major hospitals for a variety of uses, including medical, legal, accounting, marketing, brokerage, insurance and other office uses.

Property Details

Address	203 Mocksville Avenue Salisbury, NC 28144
Availability	+/- 4,280 RSF on First Floor Available for Lease
Use	Medical, legal, accounting, marketing, brokerage, insurance and other office uses
GLA	+/- 13,575 SF
Acreage	+/- 1.283 AC
Year Built	2001
Parking	76 total parking spaces 4 handicap spaces
Current Tenants	General Dentistry - John C. Webb, DDS, PA Smile Doctors Orthodontics
Lease Rate	Call for Leasing Details
Traffic Counts	Mocksville Ave 5,100 VPD
Additional Notes	Near Novant Health Rowan Medical Center and W.G. Hefner VA Medical Center
Traffic Counts	Central Avenue 22,500 VPD



Demographics

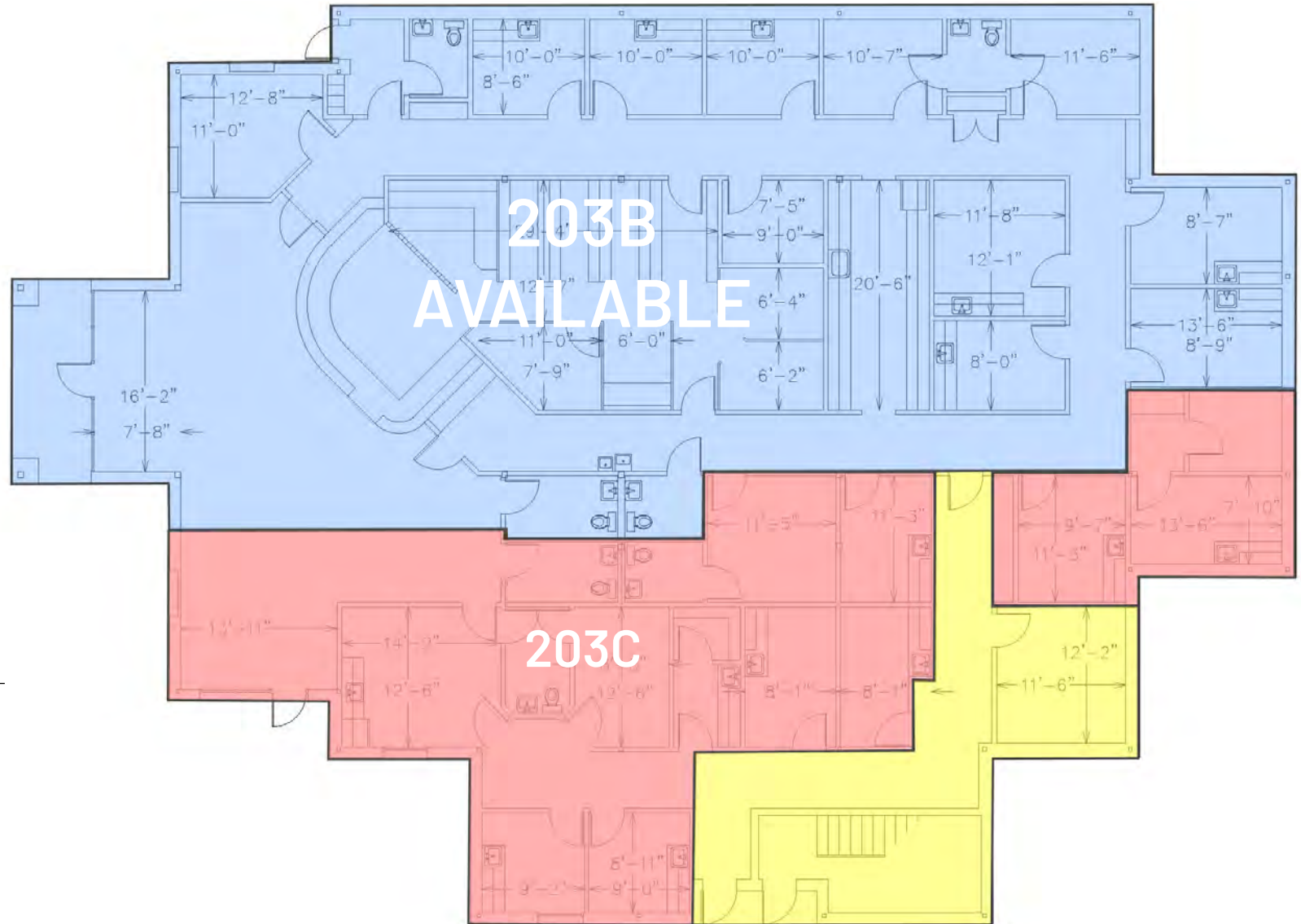
RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	7,635	35,421	55,289
Avg. Household Income	\$83,042	\$87,610	\$88,746
Median Household Income	\$51,483	\$59,002	\$60,987
Households	2,813	14,401	22,665
Daytime Employees	11,002	28,024	33,831






Virtual Tour

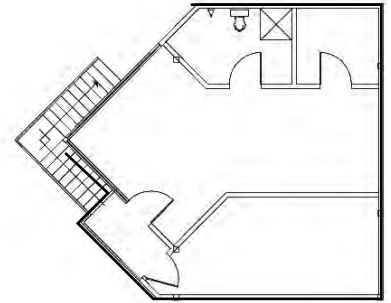
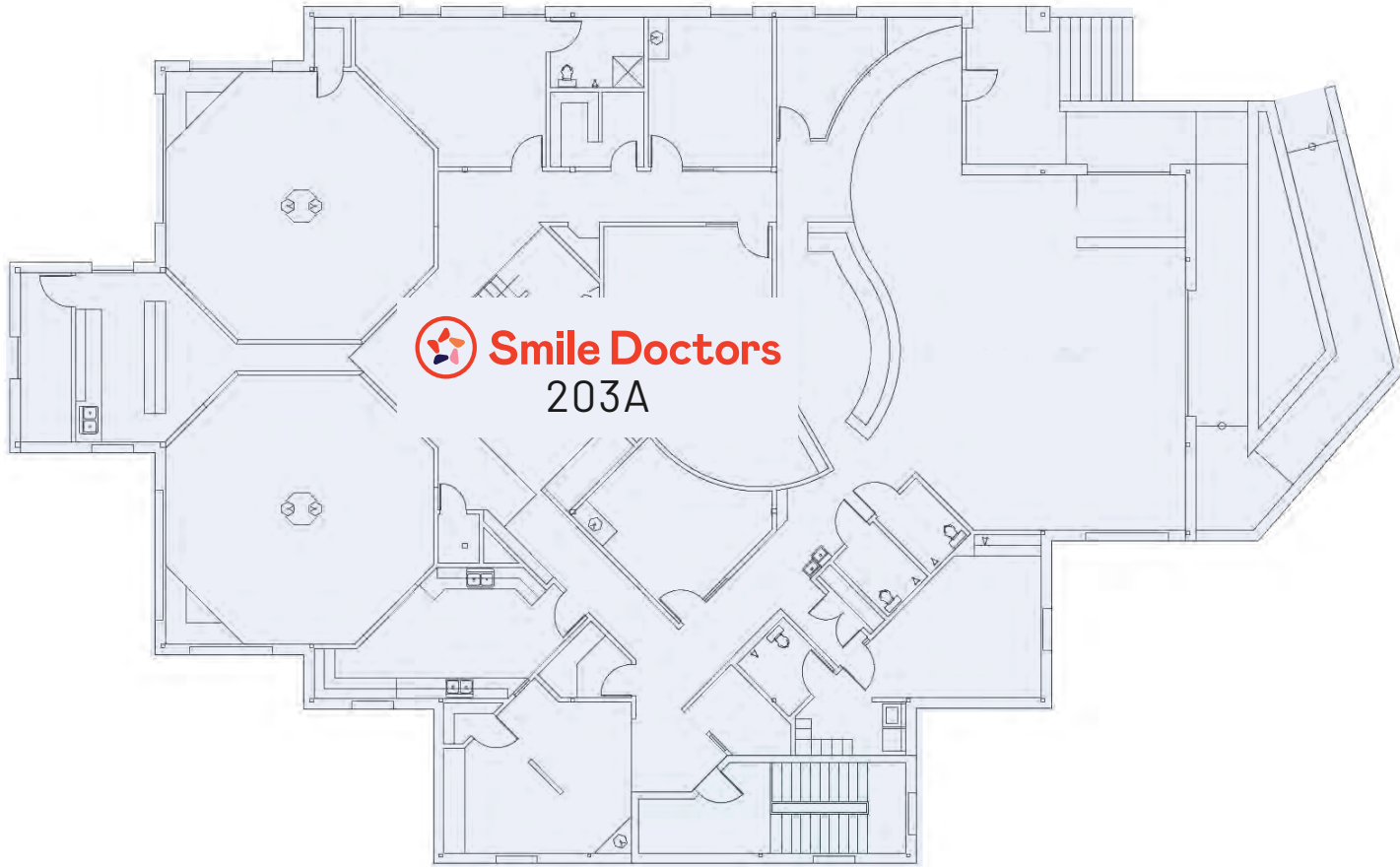
Available

Suite 203B
+/- 4,280 RSF



Legend

-  Future Tenant Space
+/- 4,280 RSF
-  General Dentistry
John C. Webb, DDS, PA
+/- 2,104 RSF
-  Shared Common Area

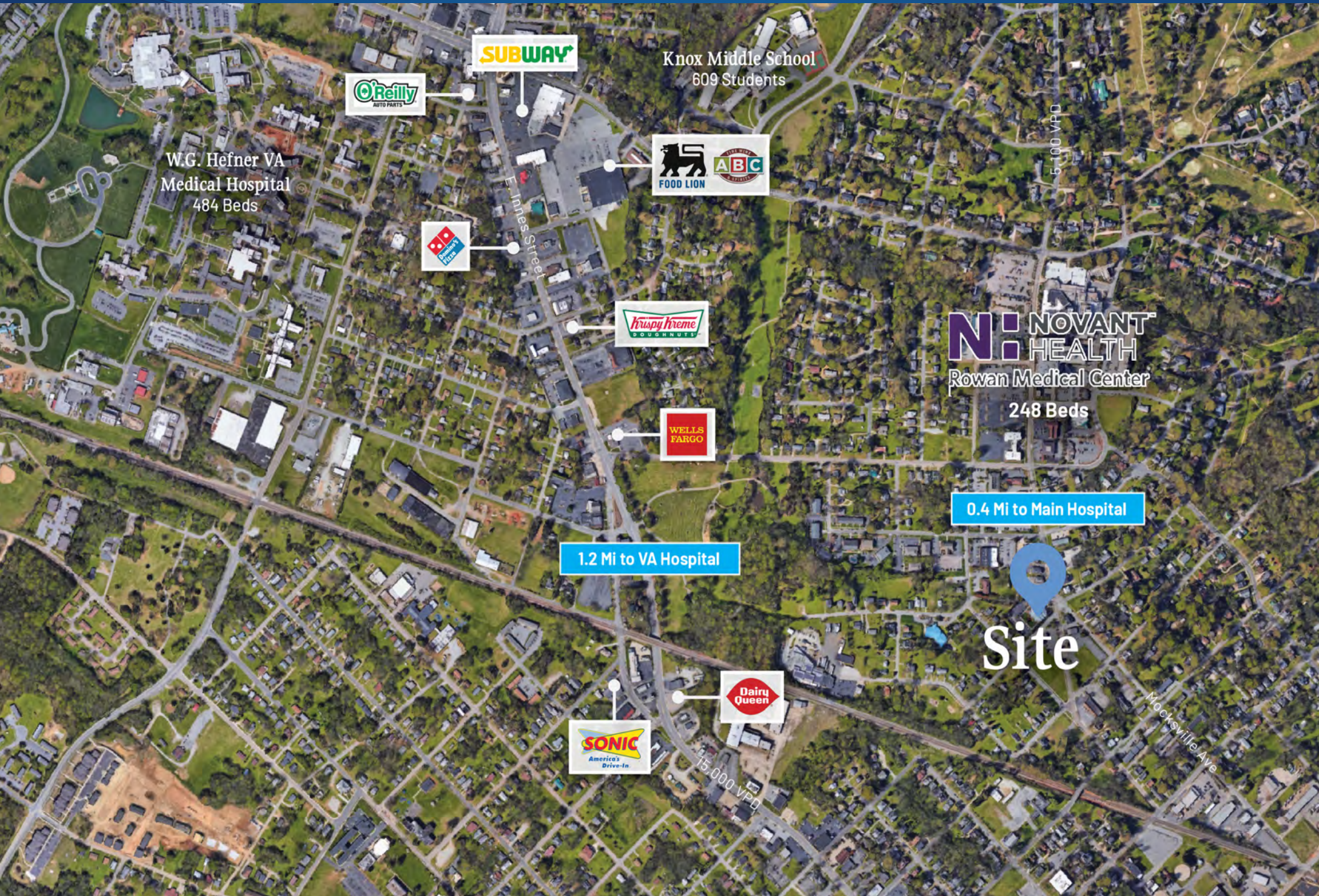


-  Vacant
-  Occupied

Interior Photos | First Floor | Available Space



Market Overview



W.G. Hefner VA
Medical Hospital
484 Beds

Knox Middle School
609 Students

NOVA HEALTH
Rowan Medical Center
248 Beds

0.4 Mi to Main Hospital

1.2 Mi to VA Hospital

Site

SUBWAY

O'Reilly
AUTO PARTS

FOOD LION
ABC

Home Depot

Krumpy Kreme
DOUGHNUTS

WELLS
FARGO

SONIC
America's
Drive-In

Dairy
Queen

5-100 VPD

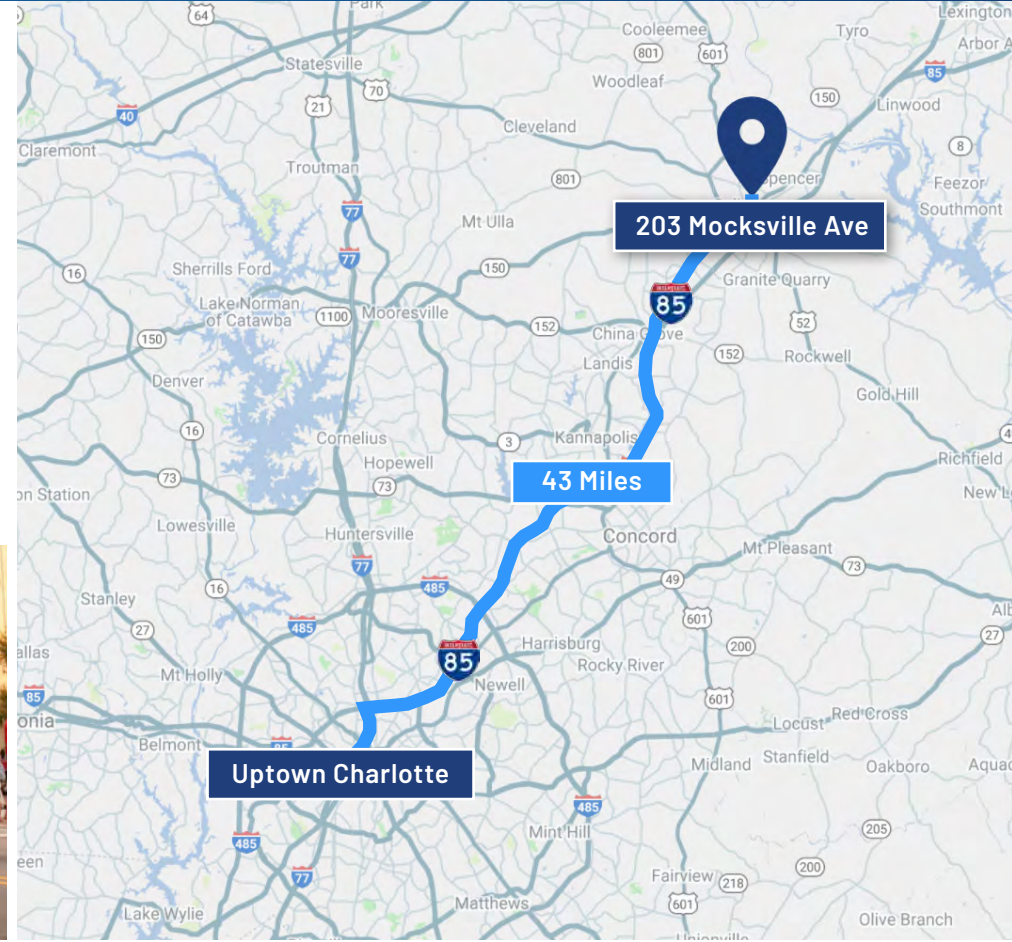
15,000 VPD

Mocksville Ave

Salisbury

North Carolina

Only 43 miles from Charlotte, Salisbury is the oldest continually populated colonial town in the western region of North Carolina. Salisbury is noted for its historic preservation, with five Local Historic Districts and ten National Register Historic Districts. Salisbury is a unique city in the Charlotte MSA with historic main street charm where public art is a mainstay in the city's physical, cultural and economic profile. Salisbury is the home to North Carolina soft drink, Cheerwine, regional supermarket, Food Lion, and Rack Room Shoes.





Contact for Details

Josh Beaver

(704) 373-9797

josh@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.