

2ND GENERATION RESTAURANT FOR LEASE

COUNTRY OAKS SHOPPING CENTER



968 W MAIN STREET, ROCKWELL, NC 28138



Grant Bosworth | (704) 765-4620 | grant@onealliancecompanies.com

ABOUT THE PROPERTY

SPACE FOR LEASE

- ±1,200 SF available for lease
- Former Pizza Hut – fully built-out restaurant space
- 2nd generation restaurant – ideal for quick service or dine-in concept
- Excellent opportunity to reduce startup costs and timeline
- Positioned within Country Oaks Shopping Center
- Direct frontage along W Main Street (primary thoroughfare through Rockwell)
- Strong visibility and easy access
- Ample on-site parking
- Serves the Rockwell and greater Rowan County trade area
- Limited restaurant competition in immediate vicinity
- Ideal for local operators or regional concepts looking to expand into a growing secondary market
- Ideal uses include:
 - Quick service restaurant (QSR)
 - Takeout/delivery-focused concept
 - Casual dining
 - Coffee or dessert concept





THE DETAILS

Location 968 W Main Street,
Rockwell NC 28138

Co Anchor Food Lion, Subway,
Great Clips, Los
Jacubes Mexican
Restaurant

Building Size 39,286 SF

AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type	Notes
956	+/- 1,200	First	\$15/SF	NNN	Former Pizza Hut - Fully Built-Out





ABOUT THE AREA

ROCKWELL, NC

Rockwell, North Carolina is a small town in eastern Rowan County with a classic small-town feel and a steadily growing population. Located about 15 miles southeast of Salisbury, Rockwell covers just under two square miles and had a population of 2,302 at the 2020 Census, with recent estimates showing modest continued growth. Its compact size, quiet neighborhoods, and convenient access to larger employment centers in Salisbury and the greater Charlotte region make it attractive to residents who want a slower pace of life without feeling too far removed from city amenities.

Rockwell is primarily a residential community known for its family-oriented atmosphere and close-knit local culture. The median age is around 37, and households tend to be family-centered, with a strong share of married households and owner-occupied homes. The town's housing stock is largely single-family homes, which contributes to its suburban-rural character. Compared to larger nearby cities, Rockwell offers a quieter lifestyle with more space, making it appealing to families, retirees, and commuters alike.

Economically, Rockwell benefits from its location within Rowan County, which gives residents access to broader employment opportunities in healthcare, manufacturing, logistics, and retail throughout the Salisbury area. While Rockwell itself is largely residential and small-scale commercial, its proximity to U.S. Highway 52 and other regional corridors makes commuting easy. Rowan County's population of more than 153,000 supports the town's local economy and helps sustain nearby services, schools, and retail destinations.

