

75.86 +/- AC



91,500 VPD



FOR SALE

COMMERCIAL SITE, I-85 CORRIDOR CHARLOTTE MSA | SALISBURY, NC

- + 75.86 +/- AC with premium visibility and access to major north-south interstate corridor I-85 (91,500 VPD)
- + Advantageous location offers access to large regional markets

ABNER WRIGHT & LEE CHEWNING

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FOR SALE

PEELER ROAD, SALISBURY NC

LOCATION

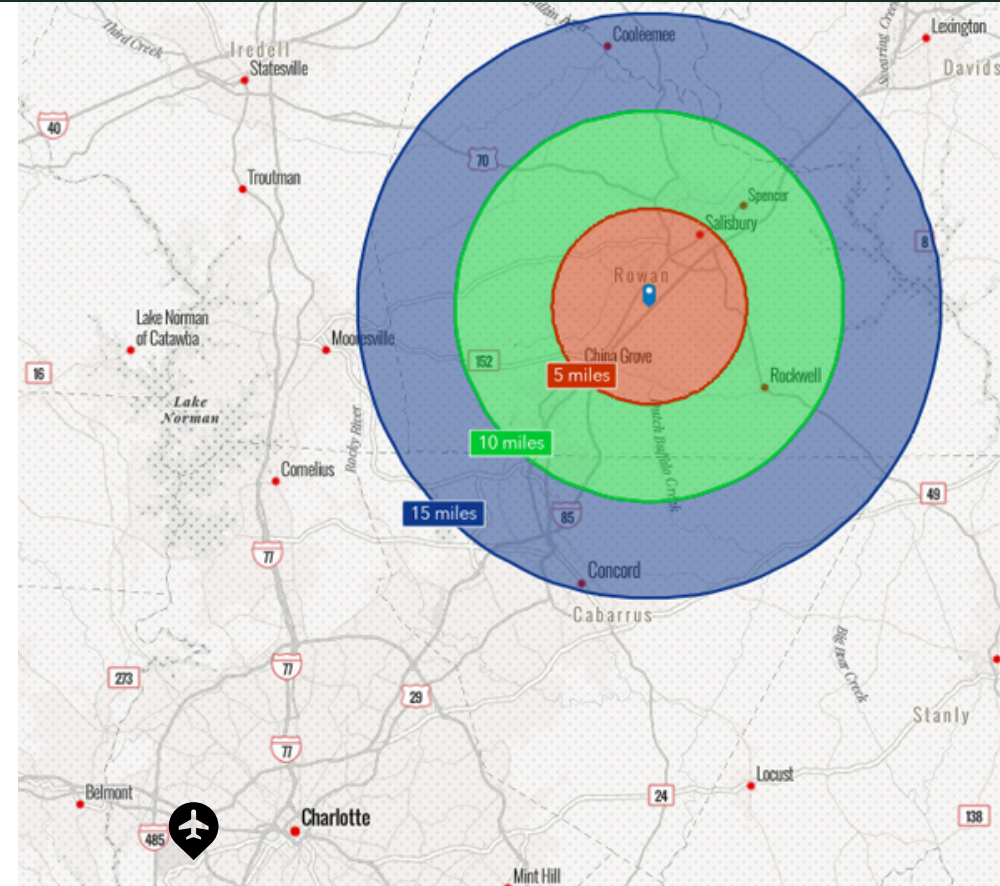
ADDRESS	Peeler Road Salisbury, NC
COUNTY	Rowan County
PIN	5648-04-82-8536 5648-04-82-8559

PROPERTY INFORMATION

SIZE	75.86 +/- AC
ZONING	Commercial (i-85 Exchange Development District 3 - ED-3
WATER/SEWER	Available

- + The Charlotte MSA is one of the fastest growing metro areas on the east coast. This rare development site is positioned just 35 minutes from center city Charlotte.
- + Possible uses include hospitality, restaurant, automotive, retail or industrial.
- + Offered at \$63,000/per acre

Rowan County's economy is evolving beyond its traditional manufacturing roots, emerging as a more diverse mix of logistics, housing, and regional employment. Supported by steady income growth, affordable land, and a growing population, the county is strongly positioned to sustain development momentum through 2030.



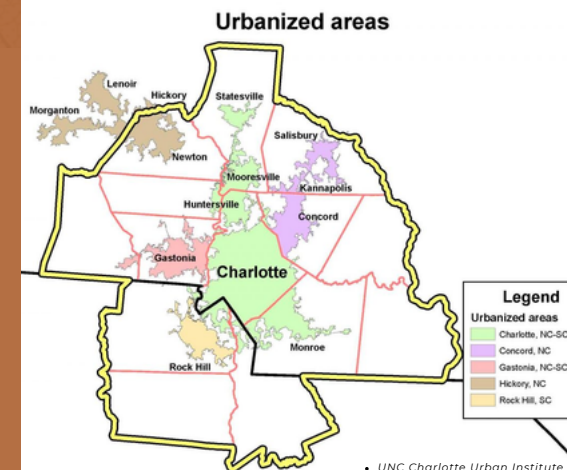
AVG. HH INCOME

3 mi. - \$84,729
5 mi. - \$93,440
7 mi. - \$100,248



POPULATION

3 mi. - 52,384
5 mi. - 85,021
7 mi. - 118,536



• UNC Charlotte Urban Institute

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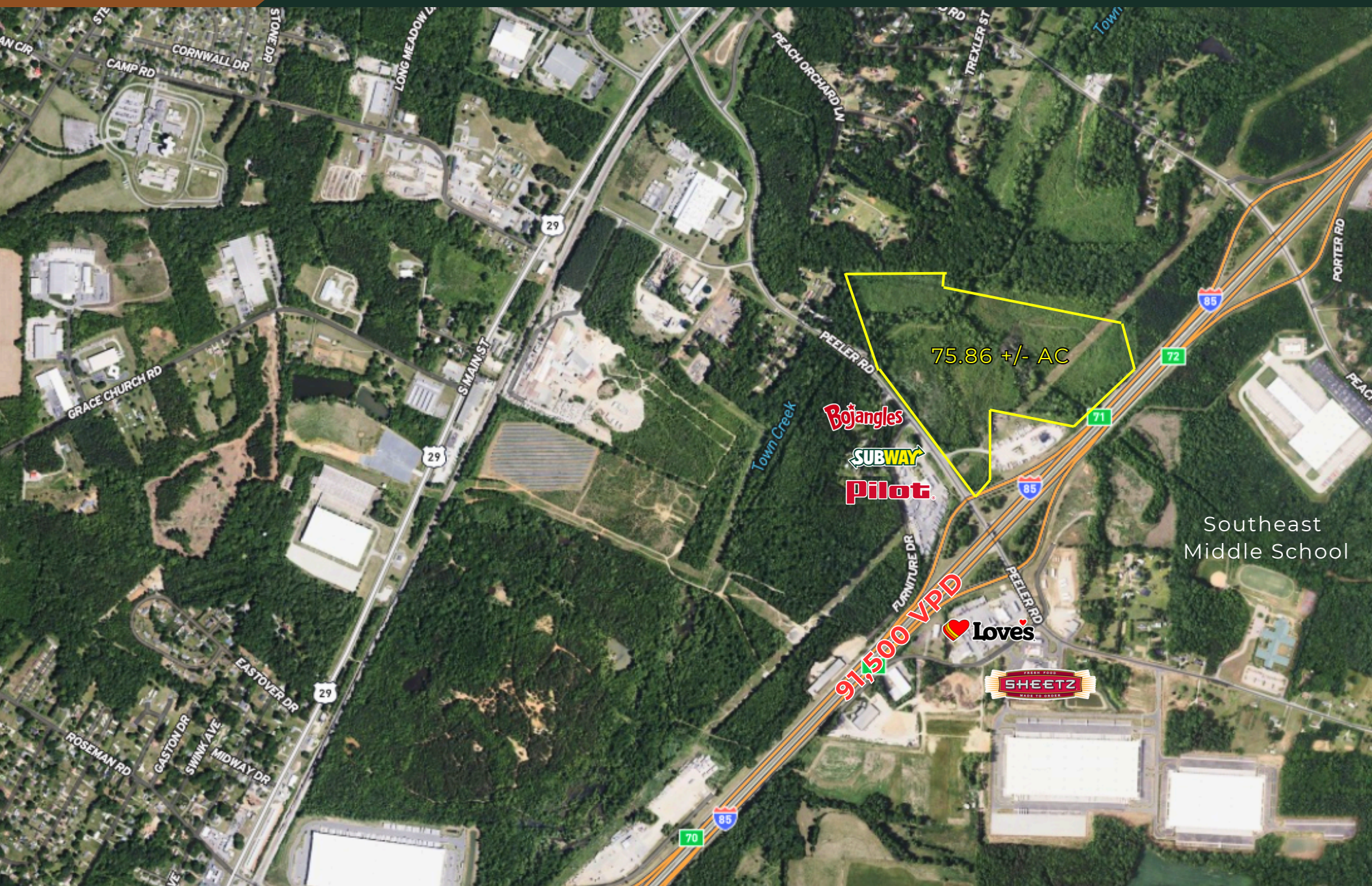
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FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | WWW.FREEMANCOMMERCIAL.COM

FOR SALE

PEELER ROAD, SALISBURY NC



75.86 +/- AC

Bojangles

SUBWAY

Pilot

♥ Loves

SHEETZ

Southeast
Middle School

91,500 VPD

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Charlotte, NC

The Charlotte MSA is one of the fastest-growing metropolitan regions in the United States, offering exceptional economic momentum, strong corporate investment, and unmatched logistics connectivity. Anchored by global leaders in finance, energy, manufacturing, and distribution, the region benefits from a young, expanding workforce and a steady influx of new residents attracted by affordability and quality of life. With direct access to I-85, I-77, I-485, and a top-tier international airport, Charlotte and surrounding provides superior reach to Southeast and East Coast markets, making it a premier location for industrial, retail, and mixed-use development. For businesses seeking long-term stability and strategic visibility, the Charlotte MSA delivers a powerful combination of growth, talent, and transportation advantages that continue to drive demand across all commercial real estate sectors.

