

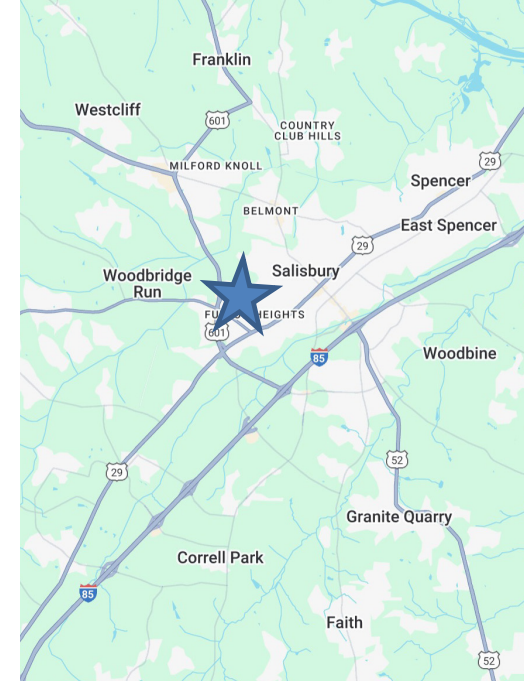
# 1035 LINCOLNTON ROAD

SALISBURY, NC 28144

FOR SALE

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 1,938 - 4,910 SF AVAILABLE



## PROPERTY HIGHLIGHTS

- 2 medical office condos (Units B & C)
- Ideally located in the Salisbury medical corridor
- Short 2.7 mile drive to Rowan Medical Center
- Large central waiting room
- Will sell units individually

## UNIT B

- ± 4,910 sq ft
- Asking Price: \$1,315,000

## UNIT C

- ± 1,938 sq ft
- Asking Price: \$520,000

## DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
Population	6,963	35,281	59,721
Avg. HH Income	\$66,408	\$84,806	\$87,911
Daytime Pop.	4,470	34,955	49,982

## BROKER CONTACT

**HOLLY ALEXANDER**  
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halexander@newsouthprop.com

**KENNY SMITH**  
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# 1035 LINCOLNTON ROAD

SALISBURY, NC 28144

SITE  
AERIAL

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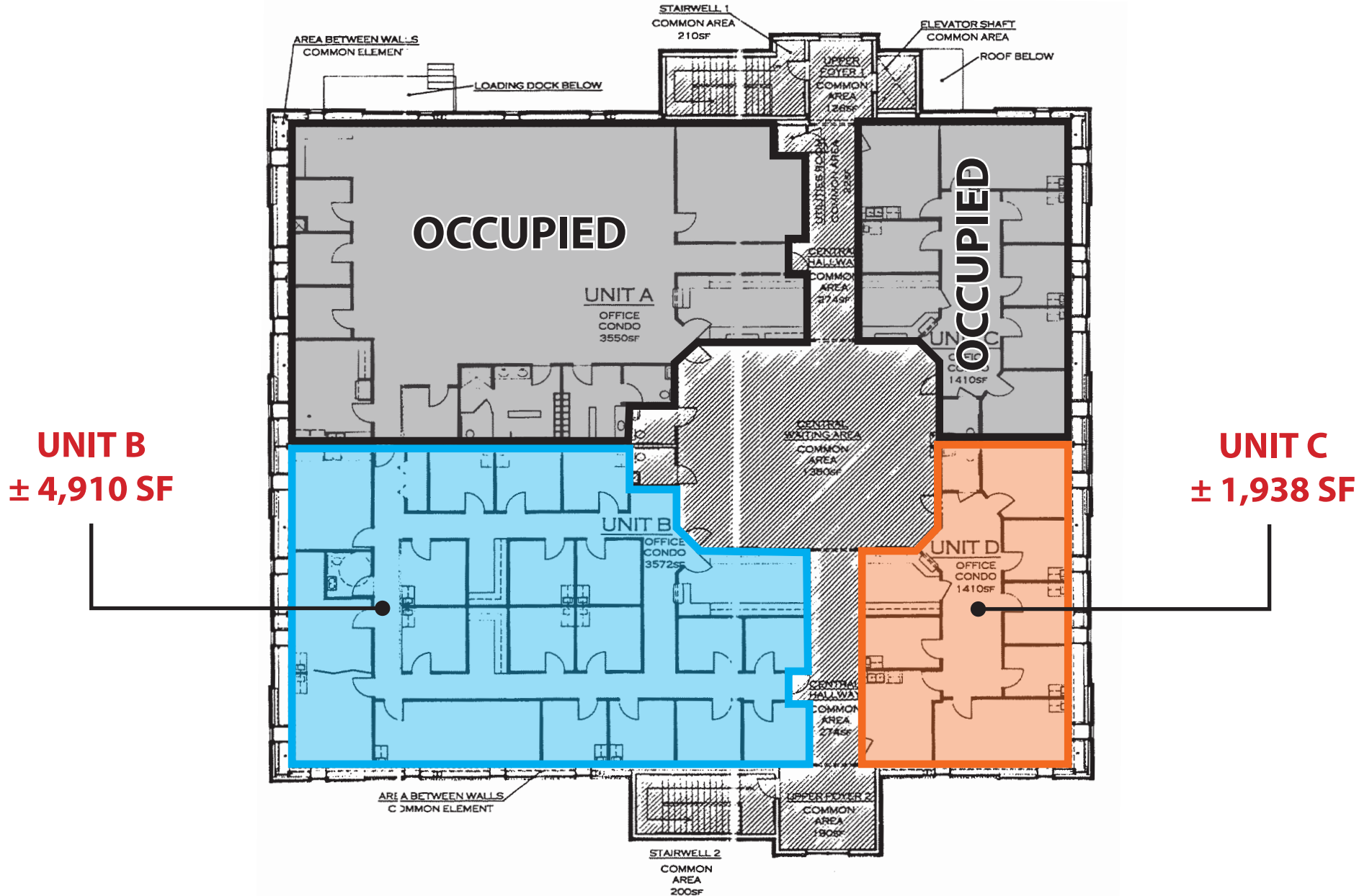
# 1035 LINCOLNTON ROAD

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FLOOR  
PLAN

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# 1035 LINCOLNTON ROAD

SALISBURY, NC 28144

CORRIDOR  
AERIAL

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# 1035 LINCOLNTON ROAD

SALISBURY, NC 28144

MARKET  
AERIAL

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Properties  
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# 1035 LINCOLNTON ROAD

SALISBURY, NC 28144

MARKET  
OVERVIEW

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 1,938 - 4,910 SF AVAILABLE



## SALISBURY, NC - ROWAN COUNTY

Rowan County's prime location in the Charlotte, North Carolina metro area, combined with its skilled workforce, diverse economy, and affordable commercial real estate, makes it an attractive destination for businesses. Key industries include healthcare (16.1%), manufacturing (15.4%), and retail trade (13.2%).

Healthcare is a cornerstone of the economy, led by Novant Health Rowan Medical Center, a 268-bed, nationally accredited hospital offering comprehensive services and 24/7 air transport through Med Flight. The W.G. (Bill) Hefner VA Medical Center, with 438 beds, serves over 287,000 veterans across the region. Additional providers like Atrium Health and Wake Forest Baptist Medical Center further enhance Rowan County's healthcare network.

## MAJOR EMPLOYERS IN SALISBURY-ROWAN

Salisbury VA Health Care System	Health Services
Ahold Delhaize Food Lion	HQ/Call Center/Distribution/Retail
Rowan Salisbury Schools	Education
Daimler Truck North America	Truck Manufacturing
Novant Health Rowan Medical Center & Clinics	Health Services
Chewy	Distribution/Warehousing/E-Commerce
Rowan County	Municipal Government
Teijin Automotive	Automotive Component Manufacturing
Rowan-Cabarrus Community College	K-12 Education
Clayton Rockwell	Manufactured Home Manufacturing

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