

# FORMER FASTOP GAS STATION

2210 S. MAIN STREET | SALISBURY, NORTH CAROLINA 28147

AVAILABLE LAND FOR SALE





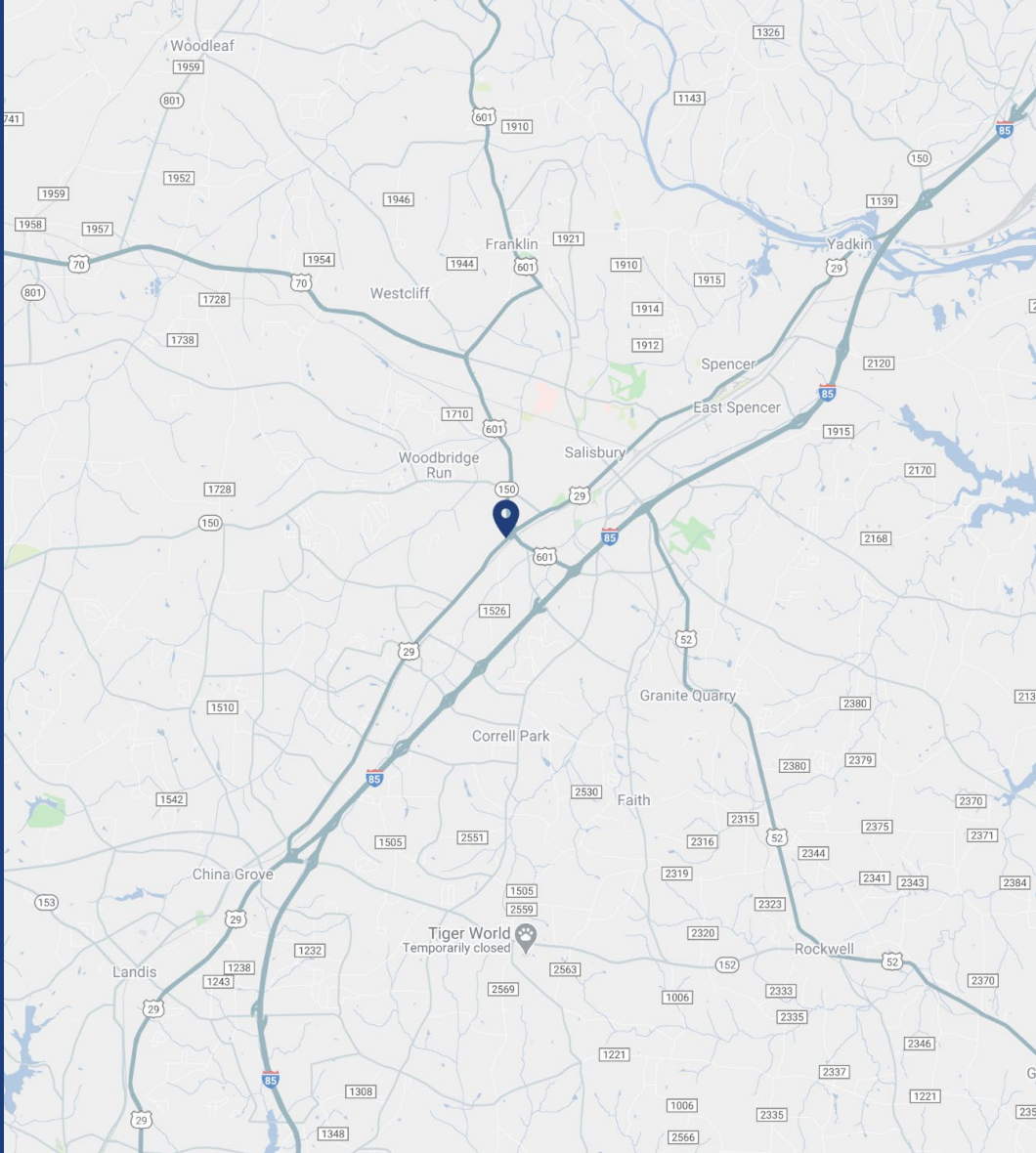
PROPERTY OVERVIEW

FORMER FASTOP  
GAS STATION

Rare opportunity for development in downtown Salisbury, NC. This site is +/- 1.85 acres on S. Main Street with zoning that allows for a broad range of commercial uses. Currently, a +/- 950 SF convenience store with a +/- 3,600 SF steel canopy structure remain on the property.

PROPERTY DETAILS

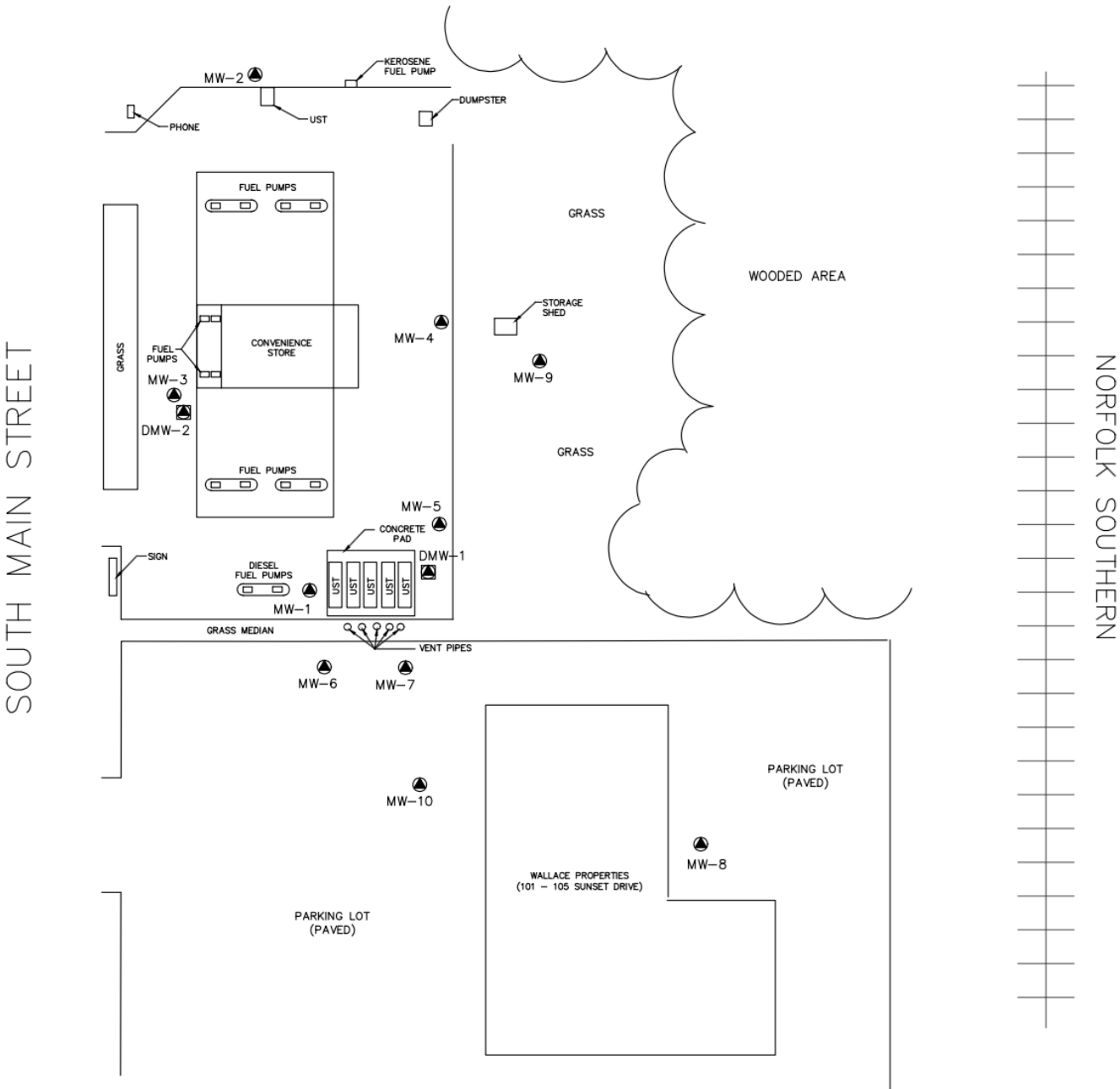
Address	2210 S. Main Street   Salisbury, NC 28147
Parcel ID	061060
Acreage	1.855 AC Available For Sale
Zoning	Highway Business District
Traffic Counts	16,500 VPD
Sale Price	\$250,000
Additional Notes	Site has access and is connected to public water, sewer, telephone and electric



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	3,333	27,832	58,361
Avg. Household Income	\$50,537	\$54,574	\$60,264
Households	1,410	10,371	21,870
Daytime Employees	3,647	26,232	34,237

SITE PLAN





## MARKET OVERVIEW

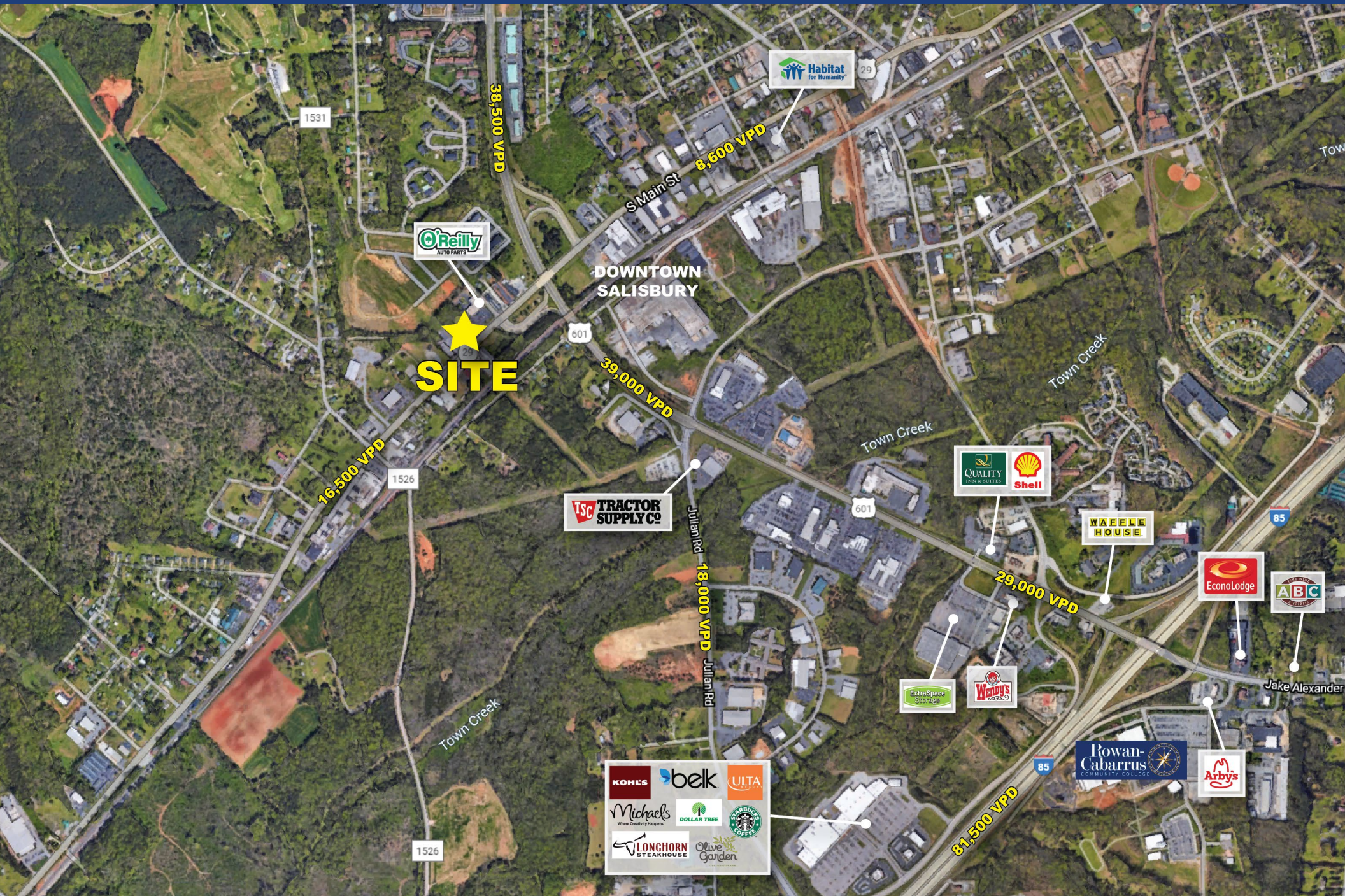
# SALISBURY NORTH CAROLINA

Salisbury is a city in the Piedmont region of North Carolina located only 44 miles northeast of Charlotte and within its metropolitan area. The town has attracted a growing population and is the oldest continually populated colonial town in the western region of North Carolina. Salisbury is the home to Cheerwine, Food Lion and Rack Room Shoes.





MARKET OVERVIEW





## CONTACT

---

**WALTER REID**

walter@thenicholscompany.com

704.373.9797



## THE NICHOLS COMPANY

### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

### Phone

(O) 704.373.9797

(F) 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.

