

203 MOCKSVILLE AVE

SALISBURY, NORTH CAROLINA 28144



CONTACT FOR DETAILS

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Medical Office For Lease

+/- 5,200 SF CLASS A MEDICAL OFFICE AVAILABLE

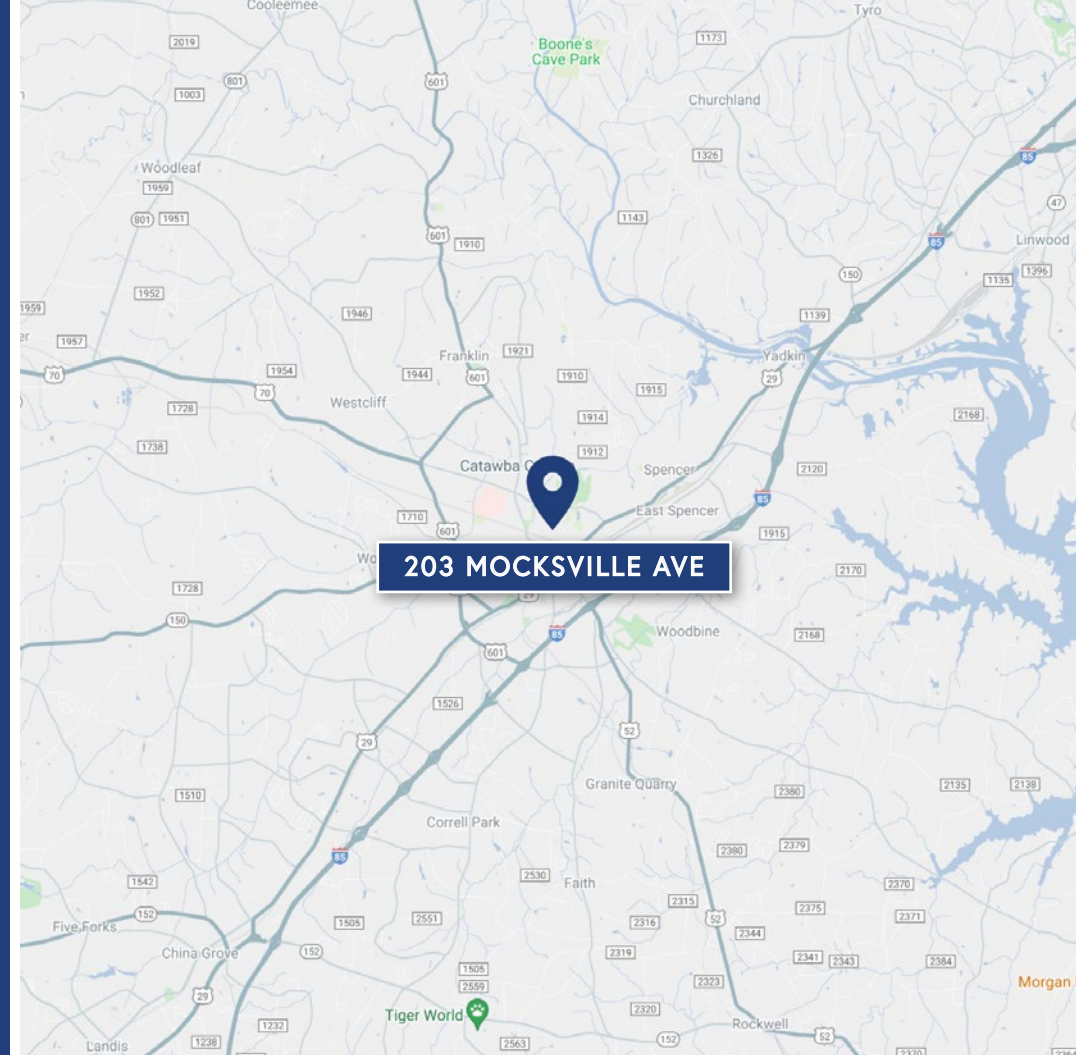
PROPERTY OVERVIEW

203 MOCKSVILLE AVE

Class A Medical Office 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 other medical offices, this is a great opportunity near major Salisbury hospitals.

PROPERTY DETAILS

Address	203 Mocksville Avenue Salisbury, NC 28144
Available SF	+/- 5,200 SF on First Floor Available for Lease
GLA	+/- 13,575 SF
Acreage	1.283 AC
Parel ID	006 133
Year Built	2001
Current Tenants	General Dentistry - JohnC. Webb, DDS, PA Bubby & Webb Orthodontics
Lease Rate	Call for Details
Traffic Counts	Mocksville Ave 5,100 VPD
Additional Notes	Near Novant Health Rowan Medical Center and W.G. Hefner VA Medical Center

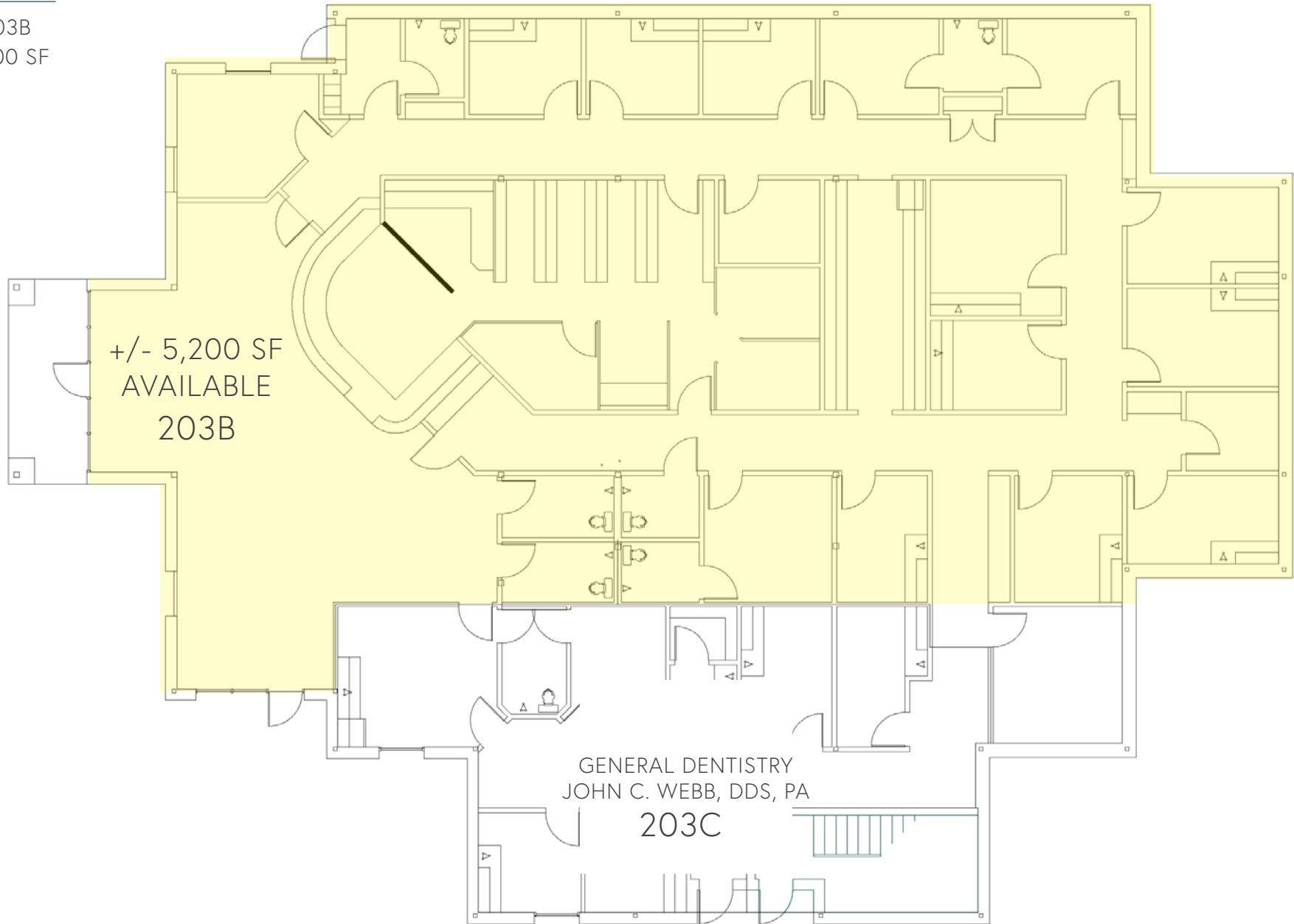


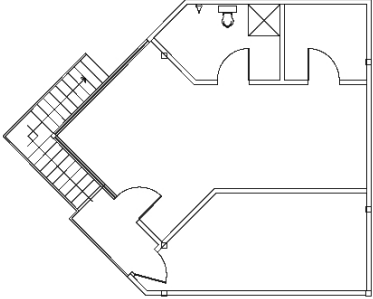
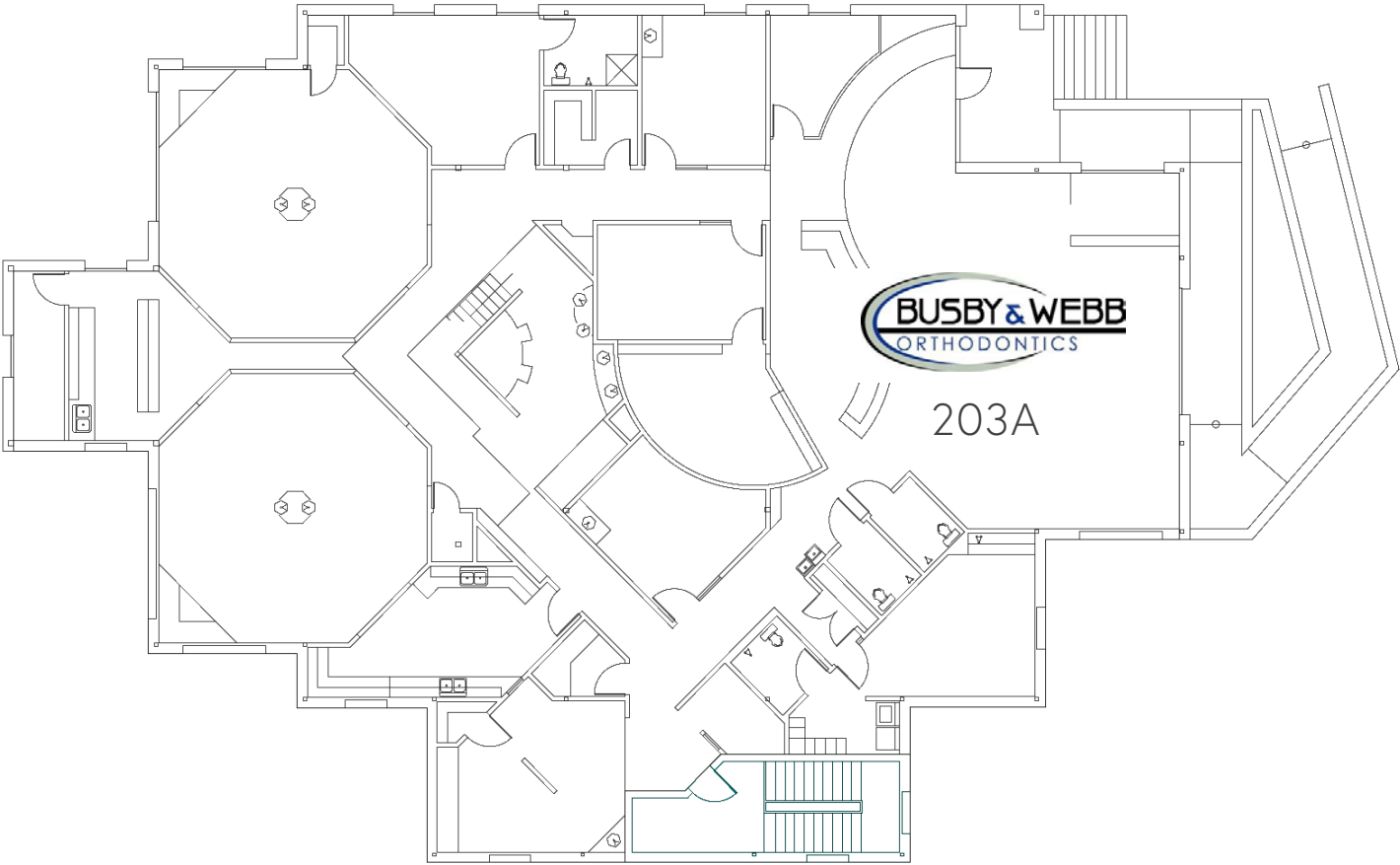
DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	7,377	35,177	52,179
Avg. Household Income	\$59,804	\$57,314	\$60,795
Median Household Income	\$37,617	\$39,972	\$43,073
Households	2,608	13,633	20,250
Daytime Employees	10,099	26,375	32,131

AVAILABLE

Suite 203B
+/- 5,200 SF





PROPERTY PHOTOS



MARKET OVERVIEW



SALISBURY NORTH CAROLINA

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 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.



THE CITY OF
Salisbury
— North Carolina —



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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.