



# 203 Mocksville Avenue

Salisbury, North Carolina 28144



## Available for Lease

+/- 5,200 SF Class-A Office/Medical Office

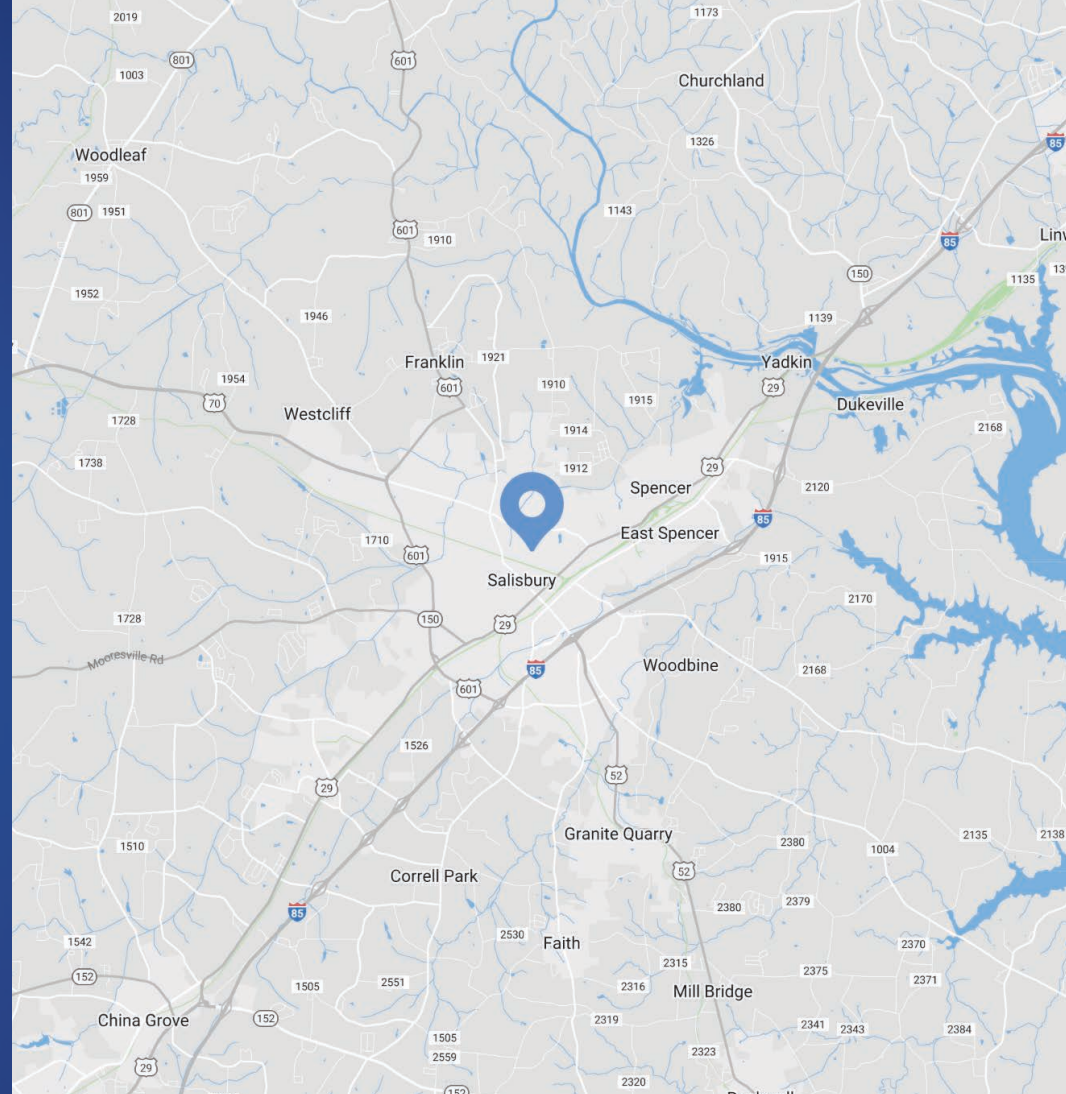
# 203 Mocksville Avenue

## Available for Lease

Class-A office/medical building 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 medical offices, this is a great opportunity in the Charlotte MSA near major hospitals for a variety of uses, including medical, legal, accounting, marketing, brokerage, insurance and other office uses.

### Property Details

<b>Address</b>	203 Mocksville Avenue   Salisbury, NC 28144
<b>Availability</b>	+/- 5,200 SF on First Floor Available for Lease
<b>Use</b>	Medical, legal, accounting, marketing, brokerage, insurance and other office uses
<b>GLA</b>	+/- 13,575 SF
<b>Acreage</b>	+/- 1.283 AC
<b>Year Built</b>	2001
<b>Current Tenants</b>	General Dentistry - John C. Webb, DDS, PA Smile Doctors Orthodontics
<b>Lease Rate</b>	Call for Leasing Details
<b>Traffic Counts</b>	Mocksville Ave   5,100 VPD
<b>Additional Notes</b>	Near Novant Health Rowan Medical Center and W.G. Hefner VA Medical Center



### Demographics

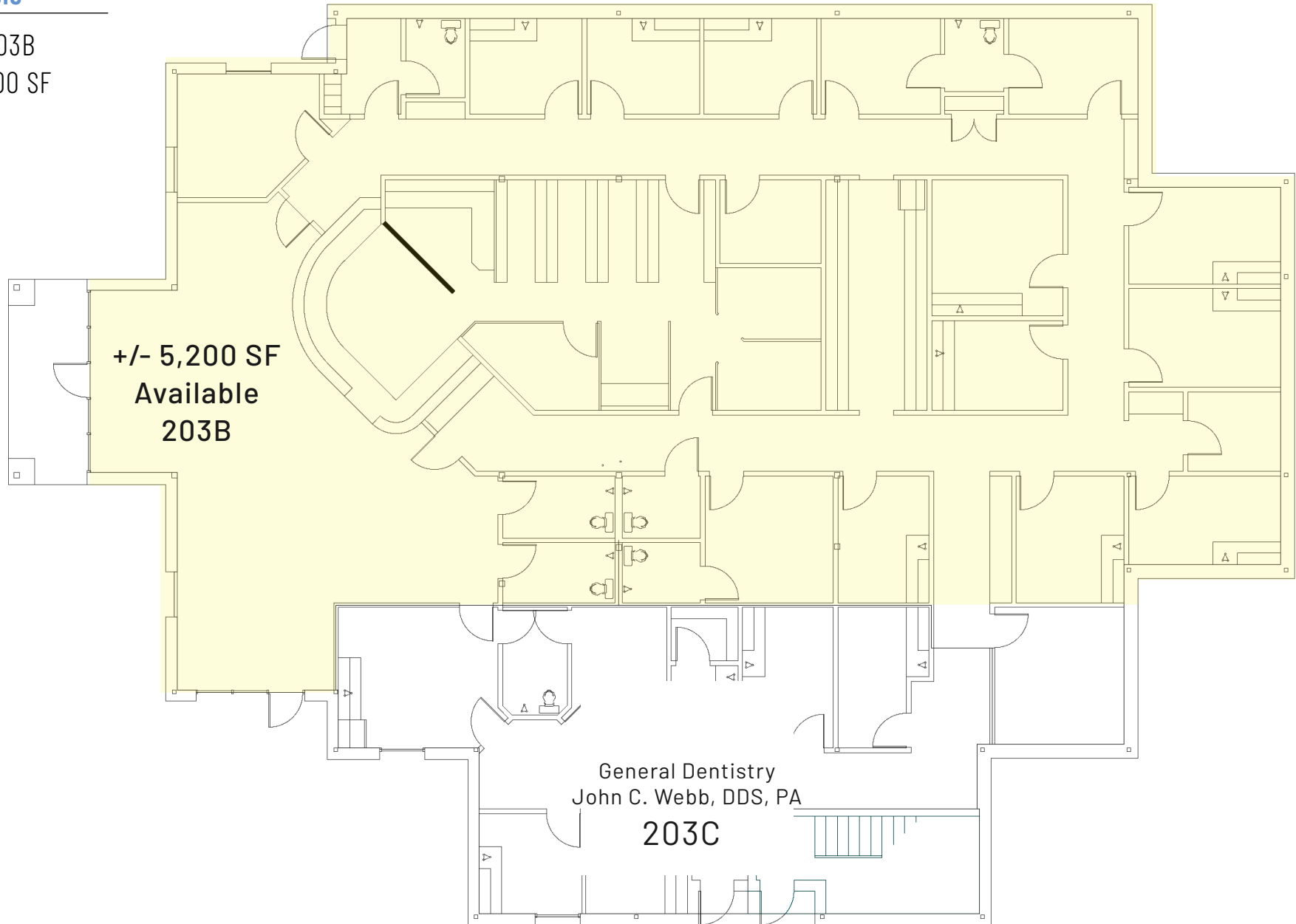
<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2022 Population</b>	7,482	34,774	53,876
<b>Avg. Household Income</b>	\$70,198	\$67,491	\$71,113
<b>Median Household Income</b>	\$43,188	\$48,464	\$51,053
<b>Households</b>	2,678	13,812	21,529
<b>Daytime Employees</b>	11,812	28,706	34,504



 Virtual Tour

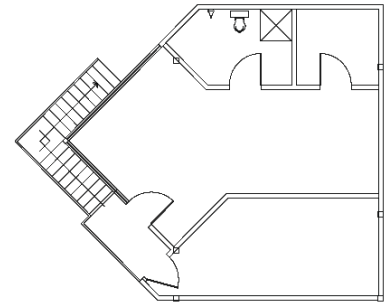
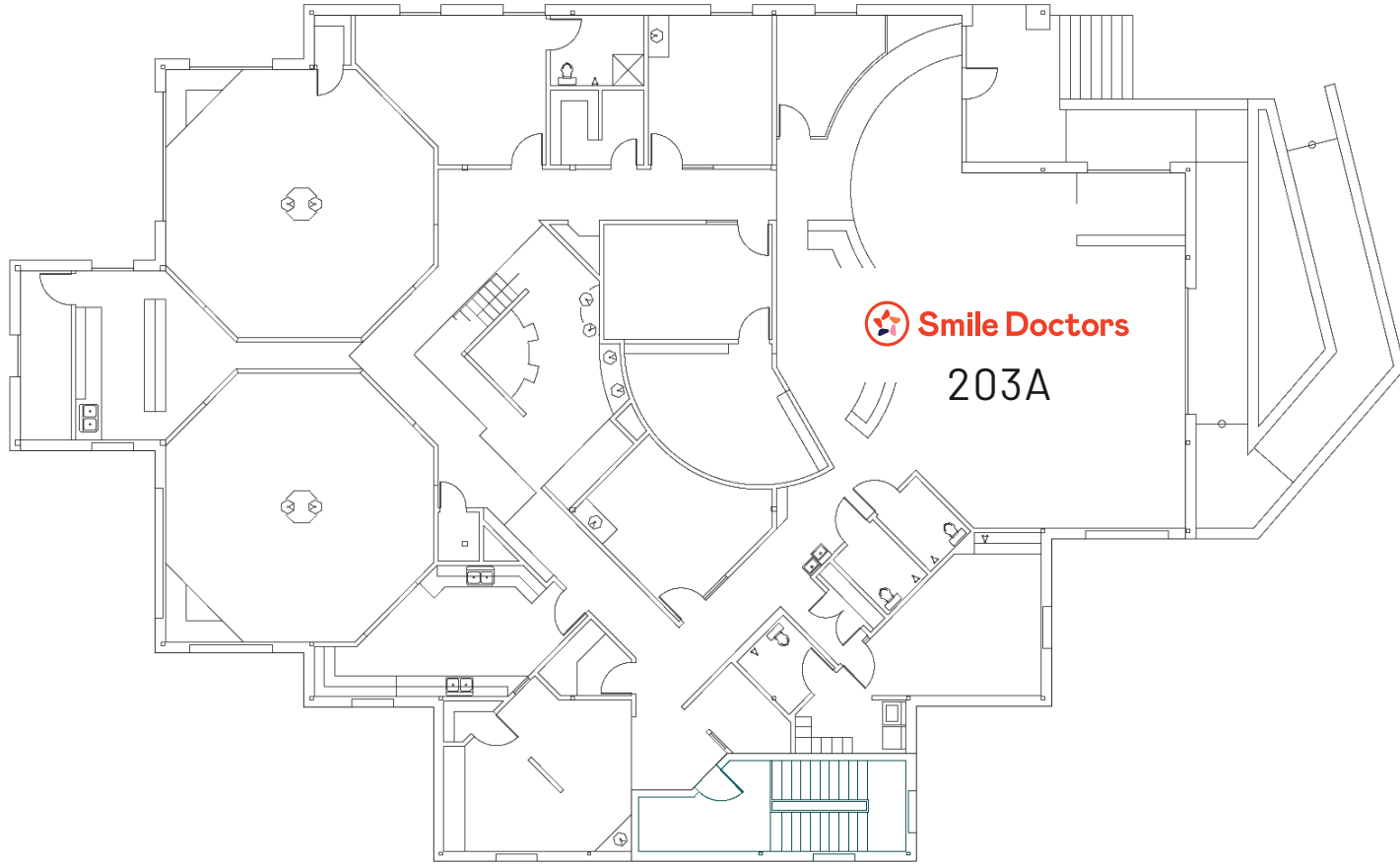
**Available**

Suite 203B  
+/- 5,200 SF



**+/- 5,200 SF  
Available  
203B**

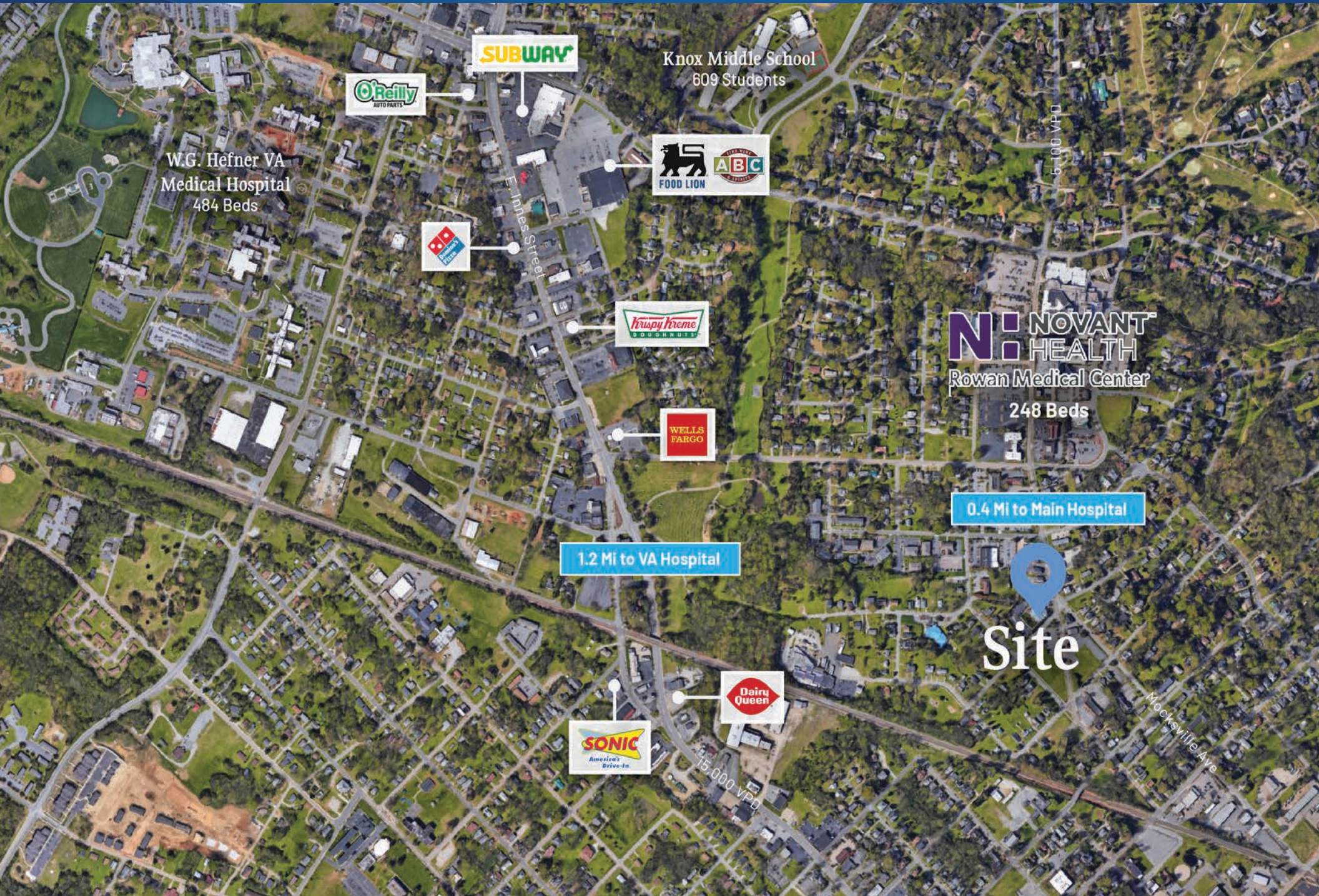
General Dentistry  
John C. Webb, DDS, PA  
**203C**



Interior Photos | First Floor | Available Space



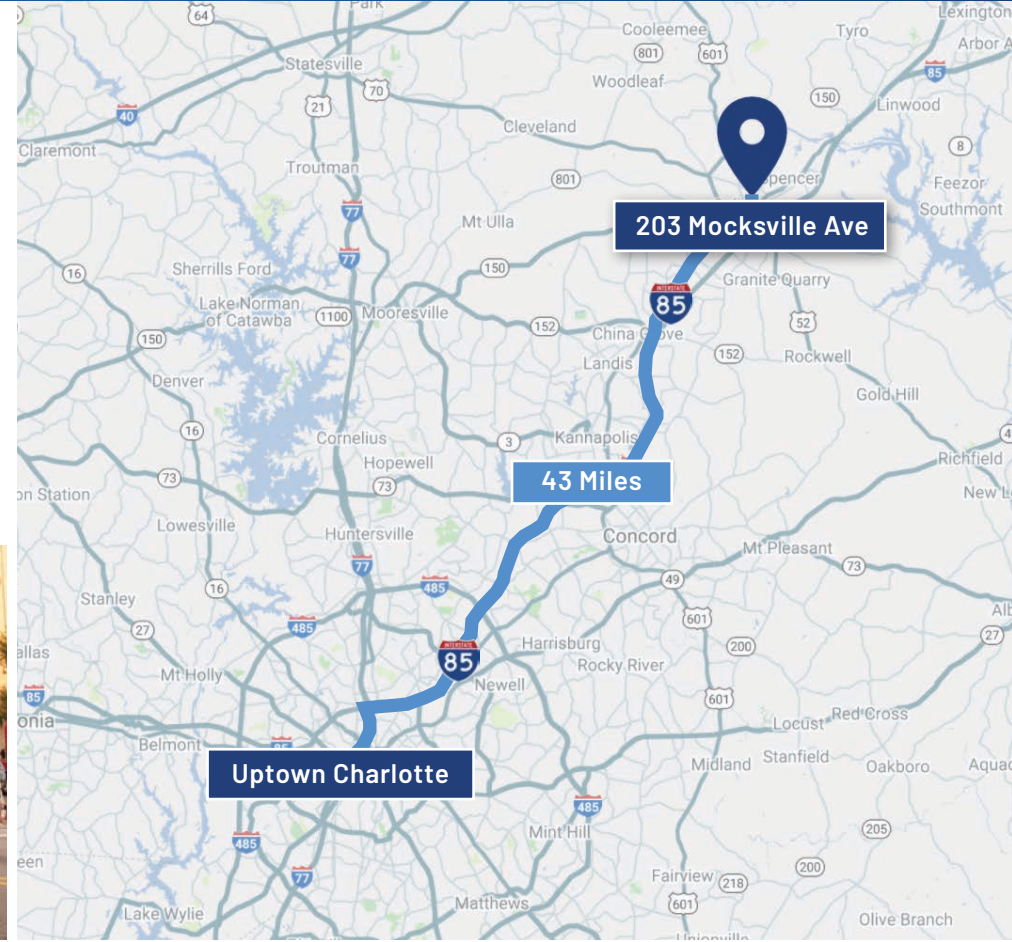
# Market Overview



# Salisbury

## North Carolina

Only 43 miles from Charlotte, 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 in the Charlotte MSA 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.





Contact for Details

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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.