



203 Mocksville Avenue

Salisbury, North Carolina 28144



Available for Lease

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

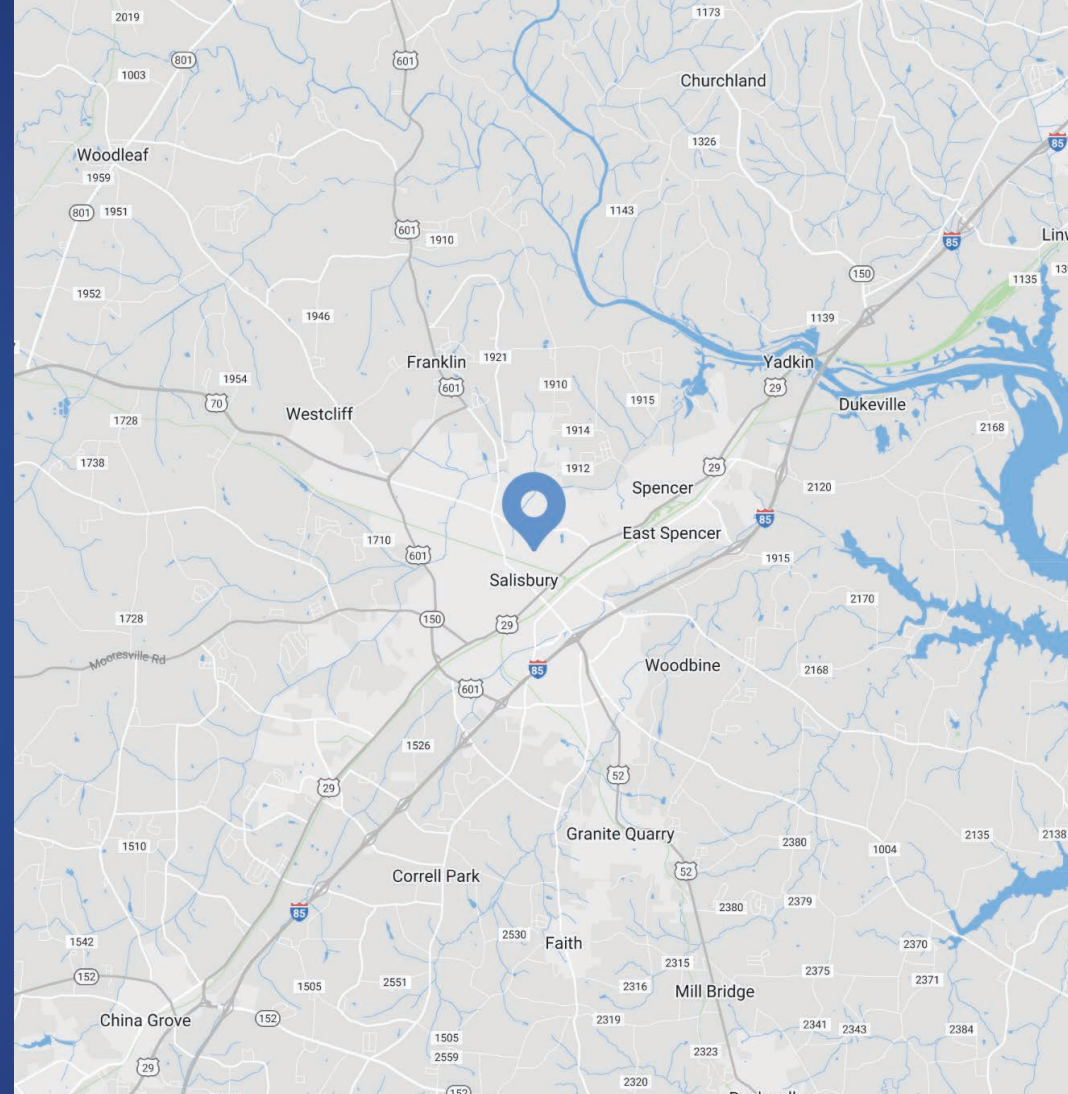
203 Mocksville Avenue

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

Address	203 Mocksville Avenue Salisbury, NC 28144
Availability	+/- 5,200 SF on First Floor Available for Lease
Use	Medical, legal, accounting, marketing, brokerage, insurance and other office uses
GLA	+/- 13,575 SF
Acreage	+/- 1.283 AC
Year Built	2001
Parking	76 total parking spaces 4 handicap spaces
Current Tenants	General Dentistry - John C. Webb, DDS, PA Smile Doctors Orthodontics
Lease Rate	Call for Leasing Details
Traffic Counts	Mocksville Ave 5,100 VPD
Additional Notes	Near Novant Health Rowan Medical Center and W.G. Hefner VA Medical Center
Traffic Counts	Central Avenue 22,500 VPD



Demographics

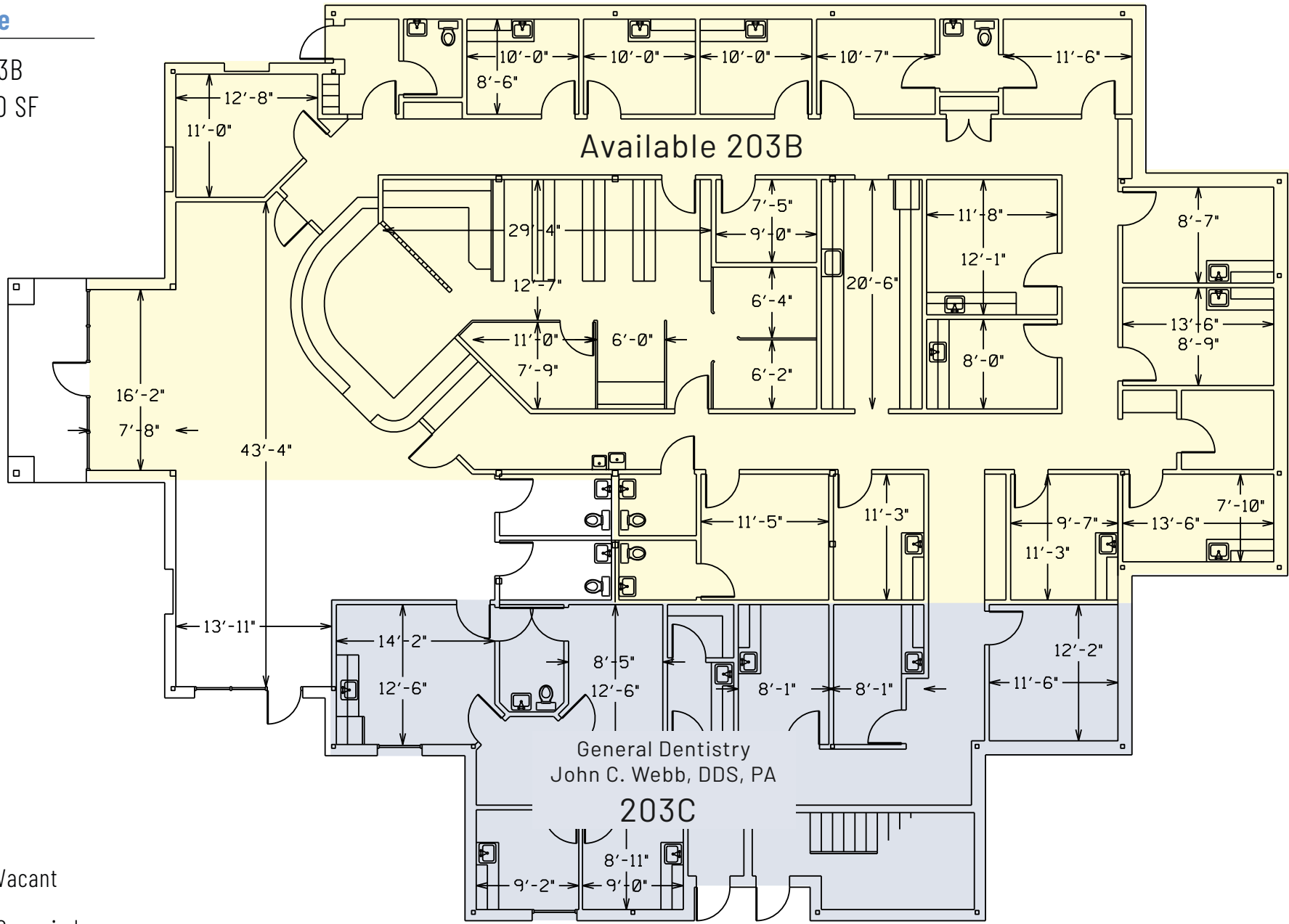
RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	7,482	34,774	53,876
Avg. Household Income	\$70,198	\$67,491	\$71,113
Median Household Income	\$43,188	\$48,464	\$51,053
Households	2,678	13,812	21,529
Daytime Employees	11,812	28,706	34,504



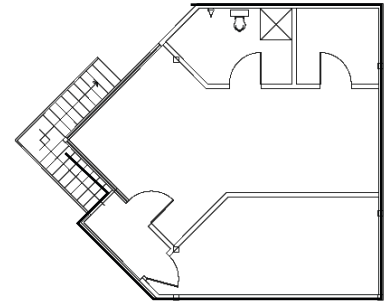
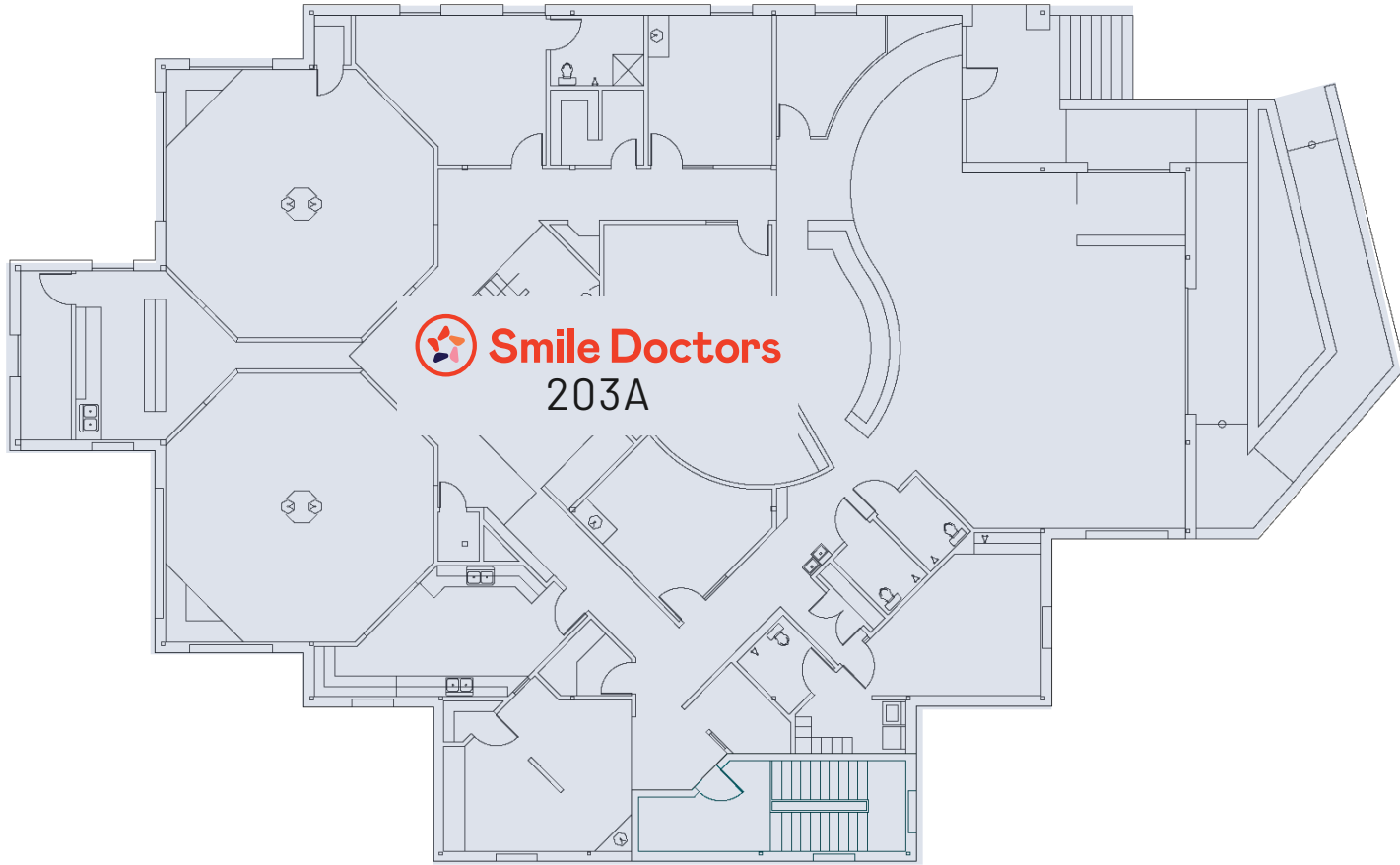
 Virtual Tour



Available

Suite 203B
+/- 5,200 SF



- Vacant
- Occupied

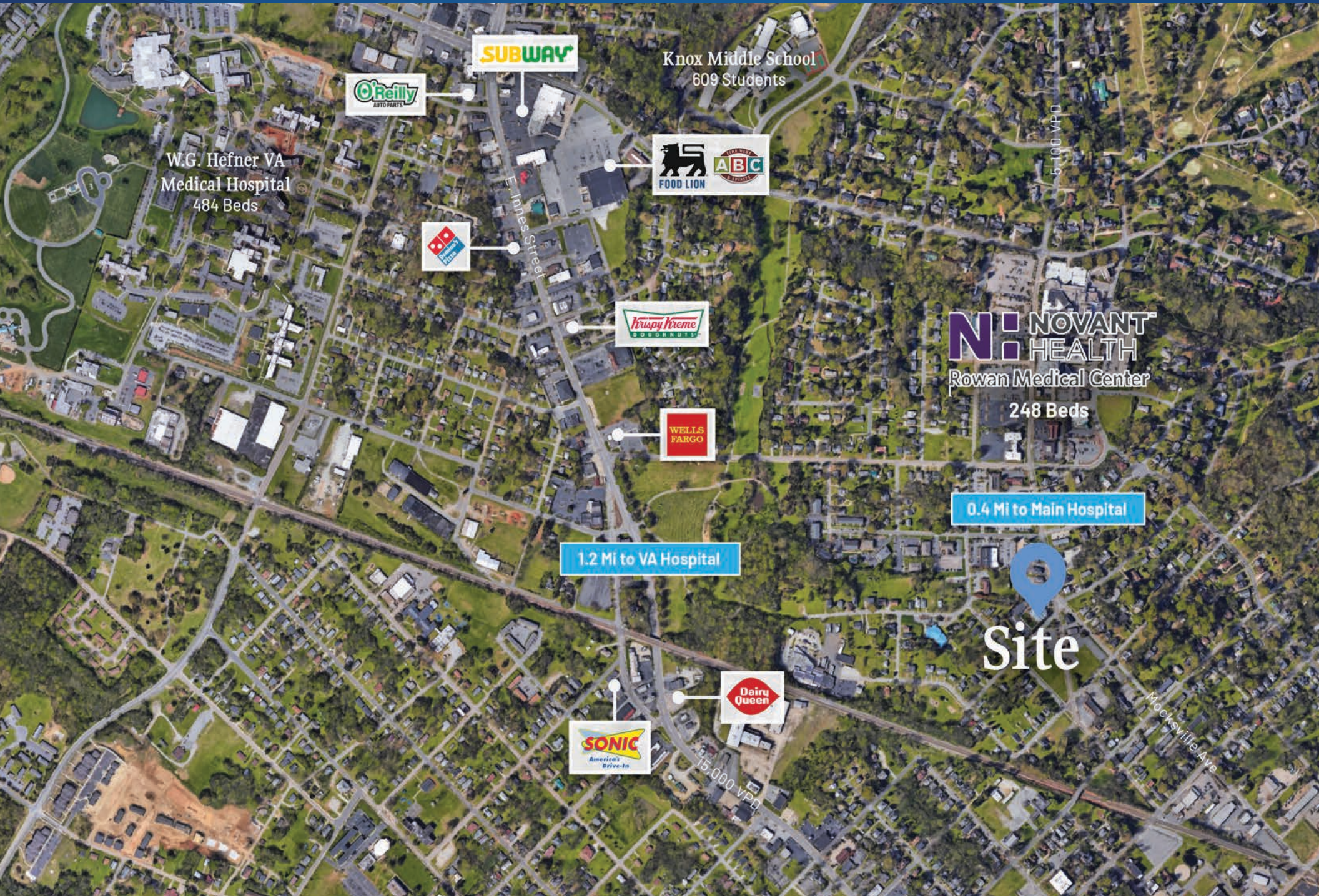


-  Vacant
-  Occupied

Interior Photos | First Floor | Available Space



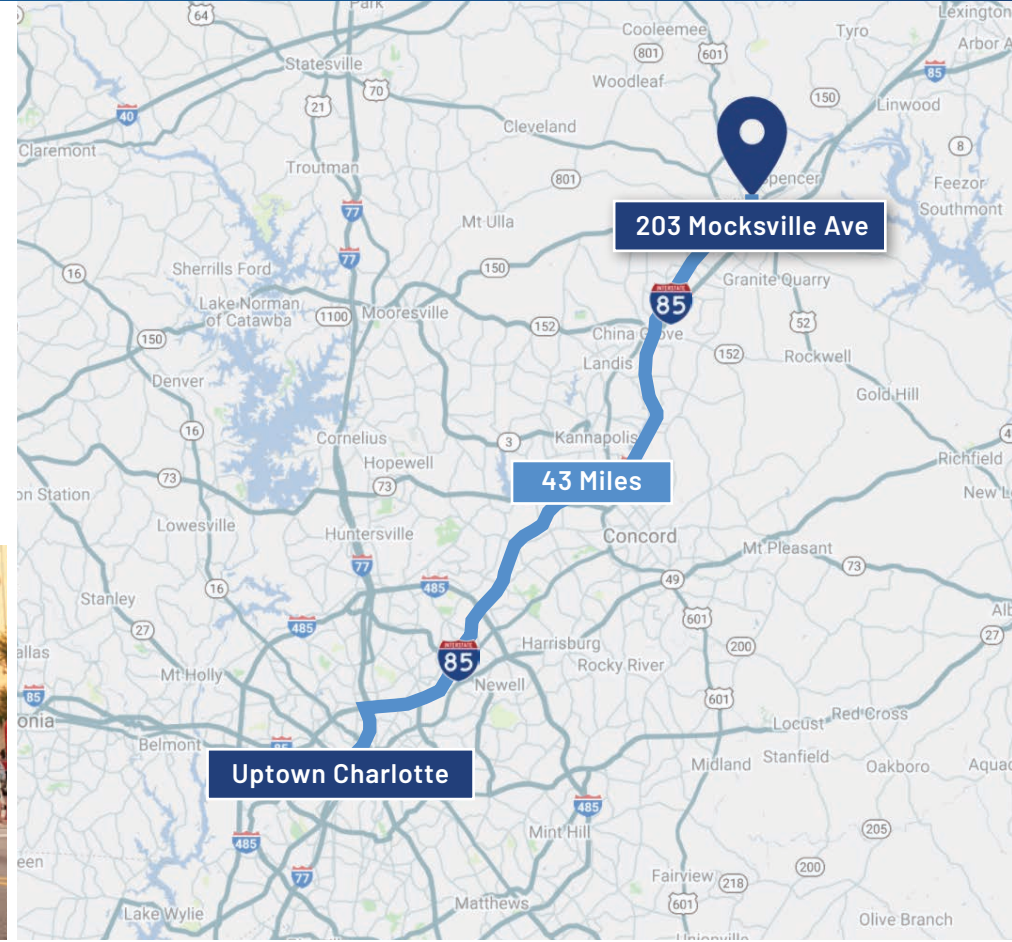
Market Overview



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.