



203 Mocksville Avenue

Salisbury, North Carolina 28144



Available for Lease

+/- 4,694 RSF Class-A Office/Medical Office

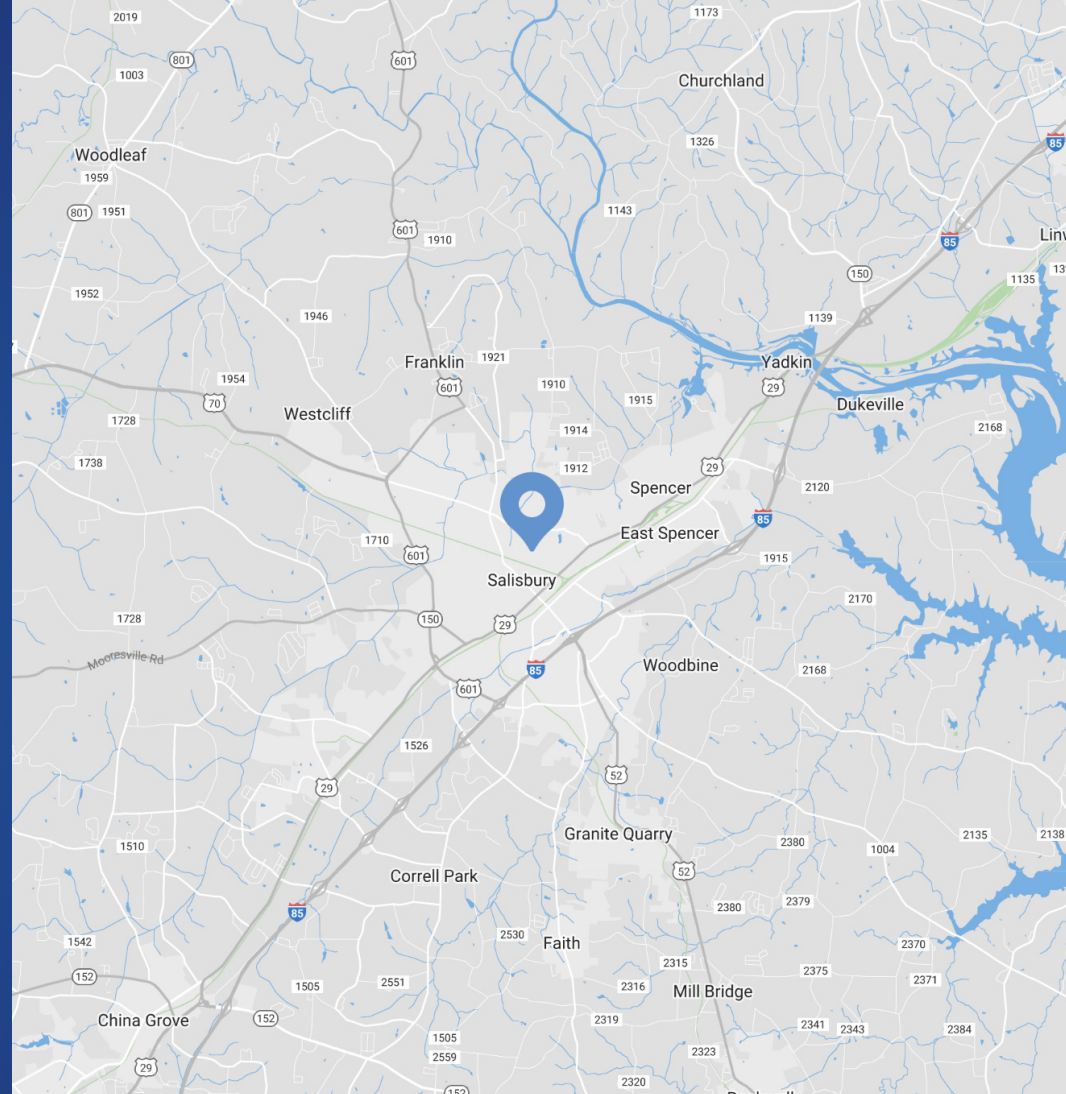
203 Mocksville Avenue

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	+/- 4,694 RSF 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
2024 Population	7,605	35,126	54,952
Avg. Household Income	\$84,571	\$85,904	\$86,894
Median Household Income	\$48,265	\$55,695	\$58,309
Households	2,771	14,075	22,188
Daytime Employees	12,108	29,367	35,839



Virtual Tour

Available

Suite 203B
 +/- 4,694 SF

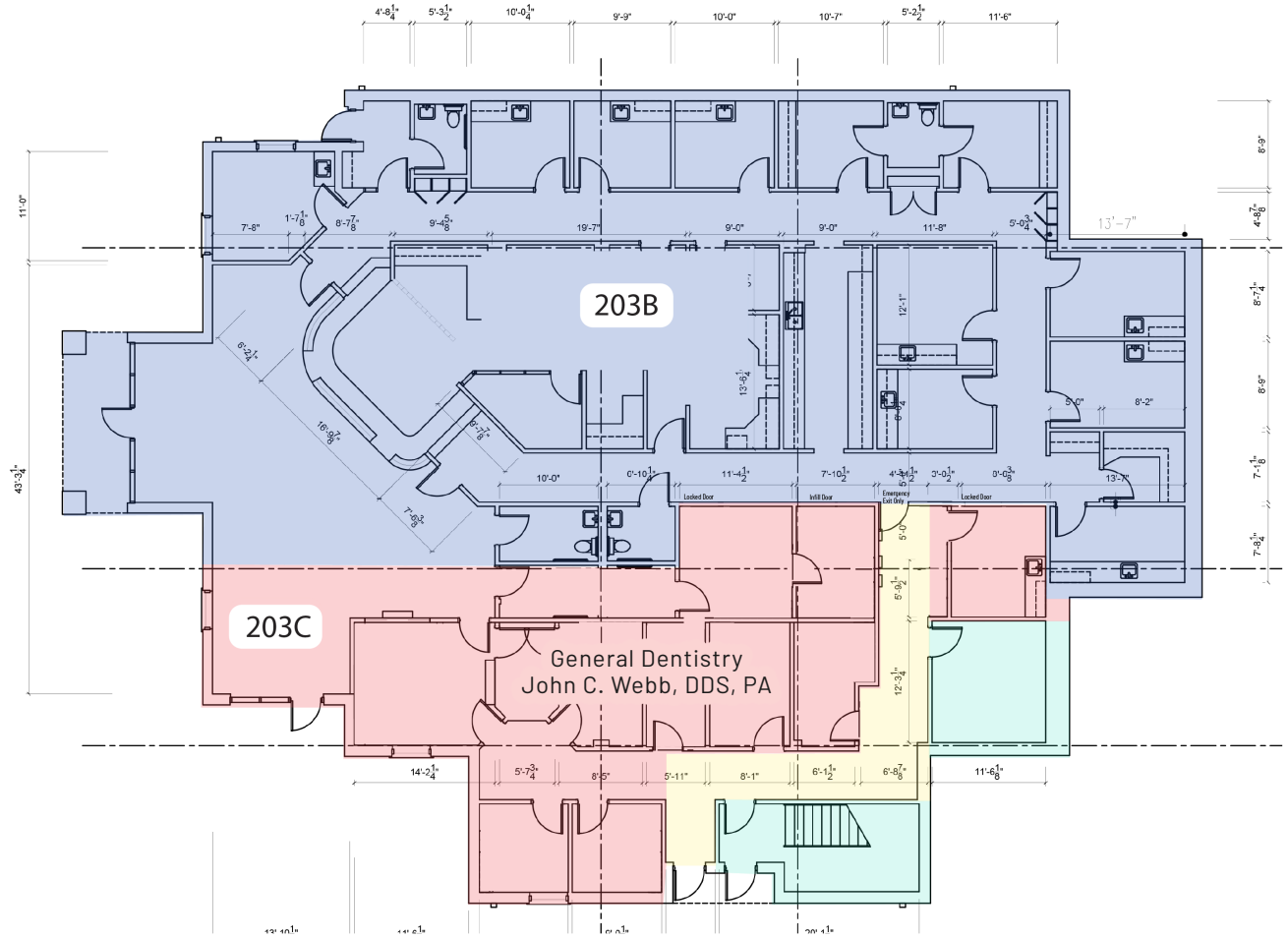
Area Legend

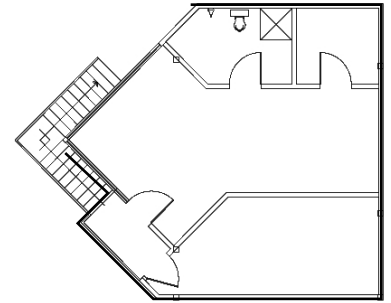
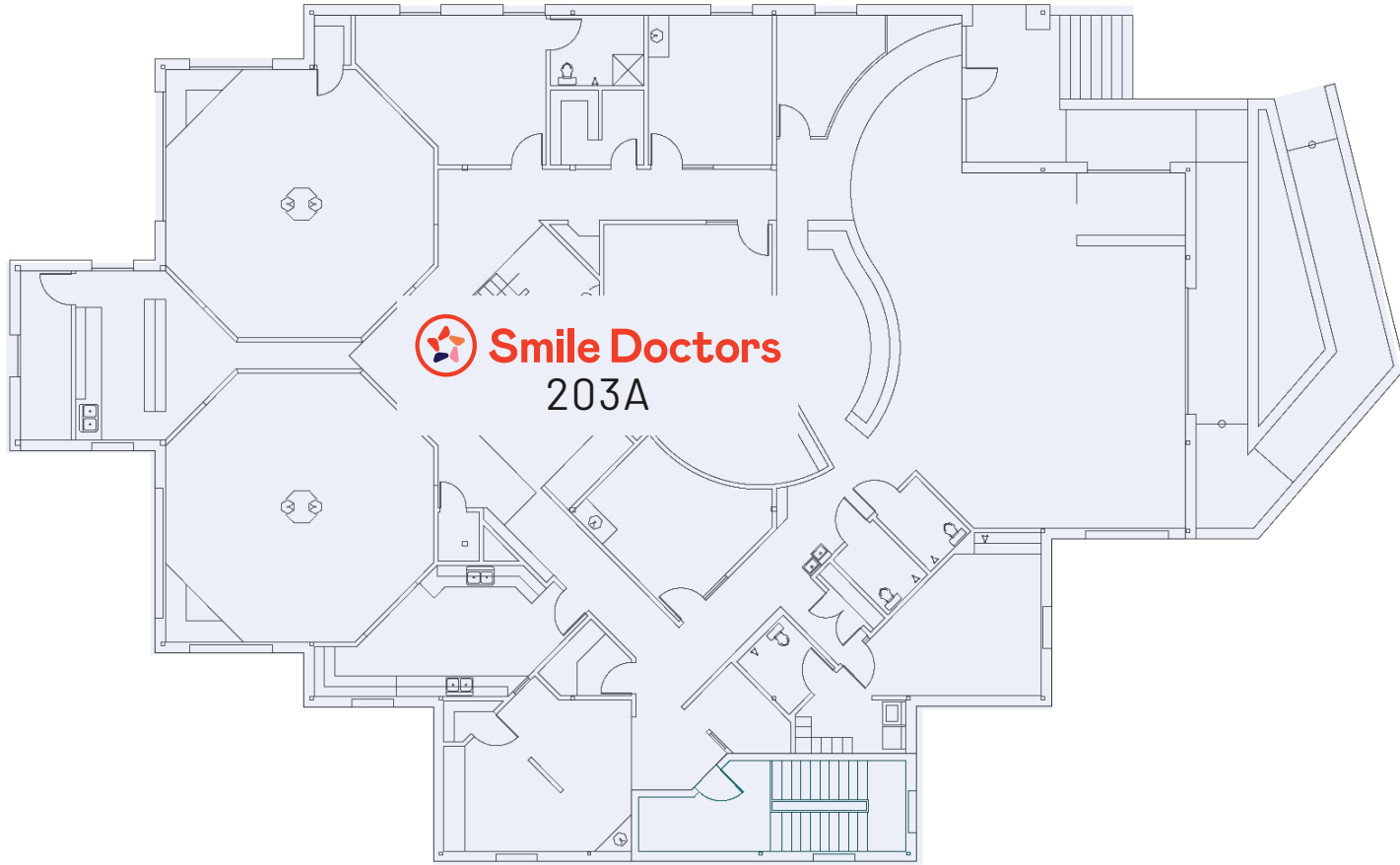
- FUTURE TENANT SPACE
 TOTAL AREA = 4694 SF
 (INCLUDES SHARED COMMON AREA)



- GENERAL DENTISTRY
 JOHN C. WEBB, DDS, PA
 TOTAL AREA = 1867 SF
 (INCLUDES SHARED COMMON AREA)

- COMMON AREA
 TOTAL AREA = 627 SF
 (INCLUDES SHARED COMMON AREA)

- SHARED COMMON AREA
 100 SF INCLUDED IN DENTISTRY SPACE
 254 SF INCLUDED IN FUTURE TENANT SPACE



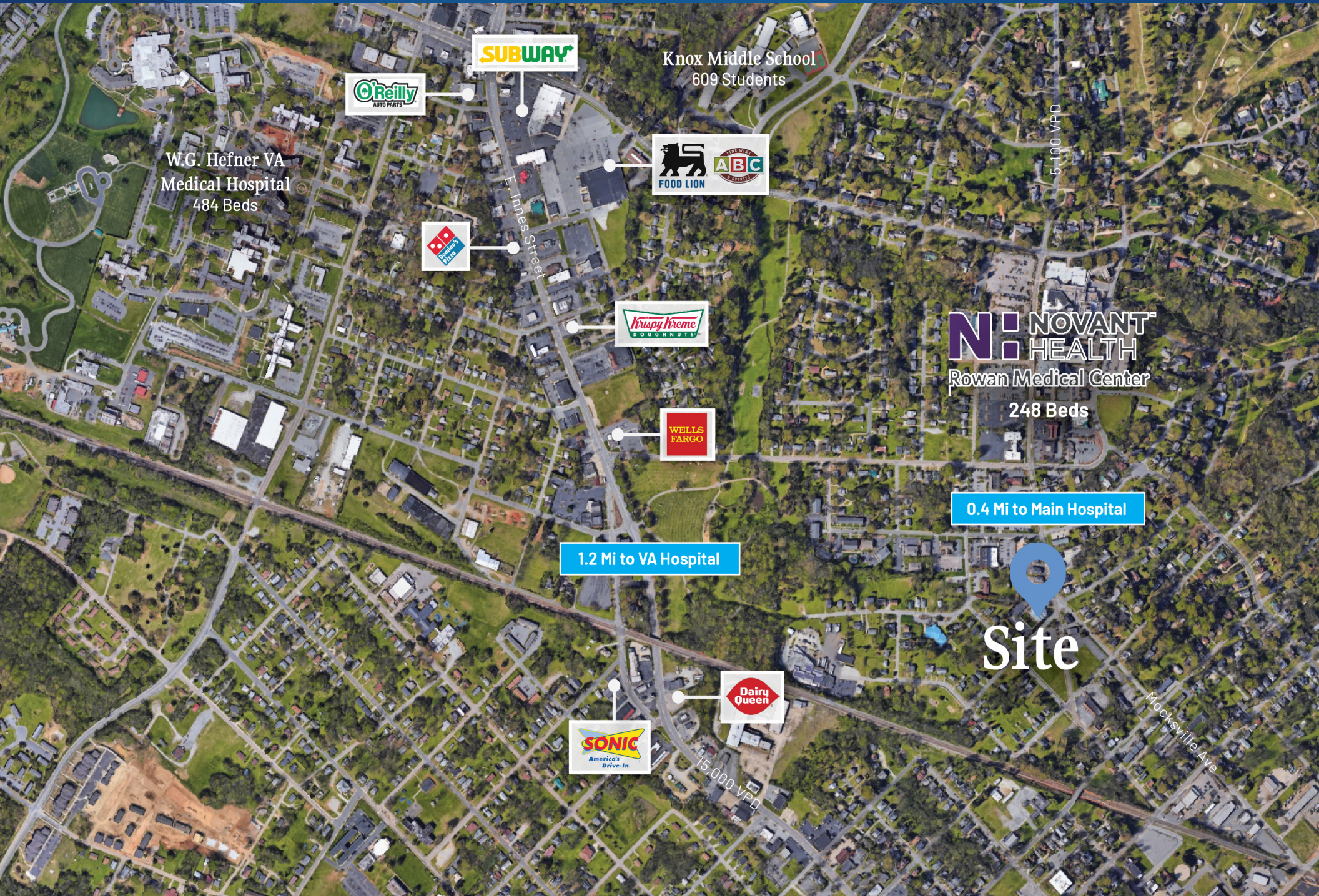


-  Vacant
-  Occupied

Interior Photos | First Floor | Available Space



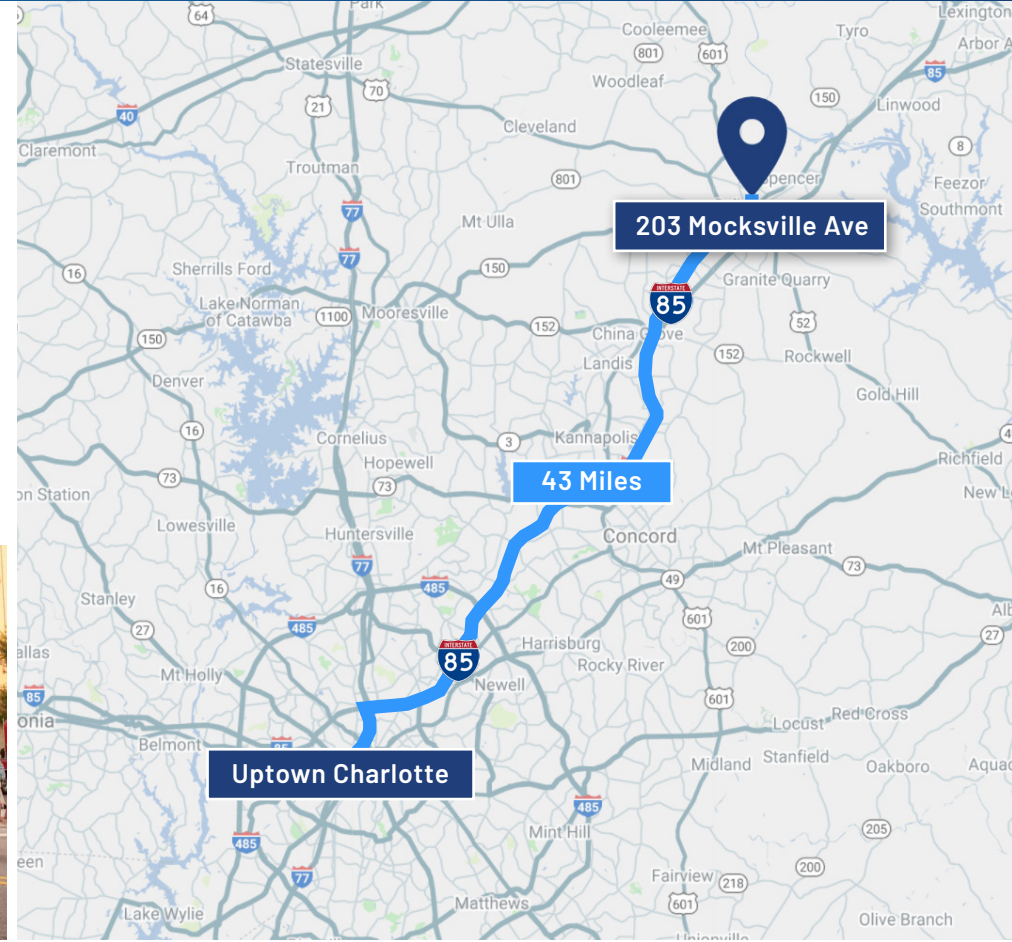
Market Overview



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.