



# 203 Mocksville Avenue

Salisbury, North Carolina 28144



## Available for Lease

+/- 4,585 RSF Class-A Office/Medical Office



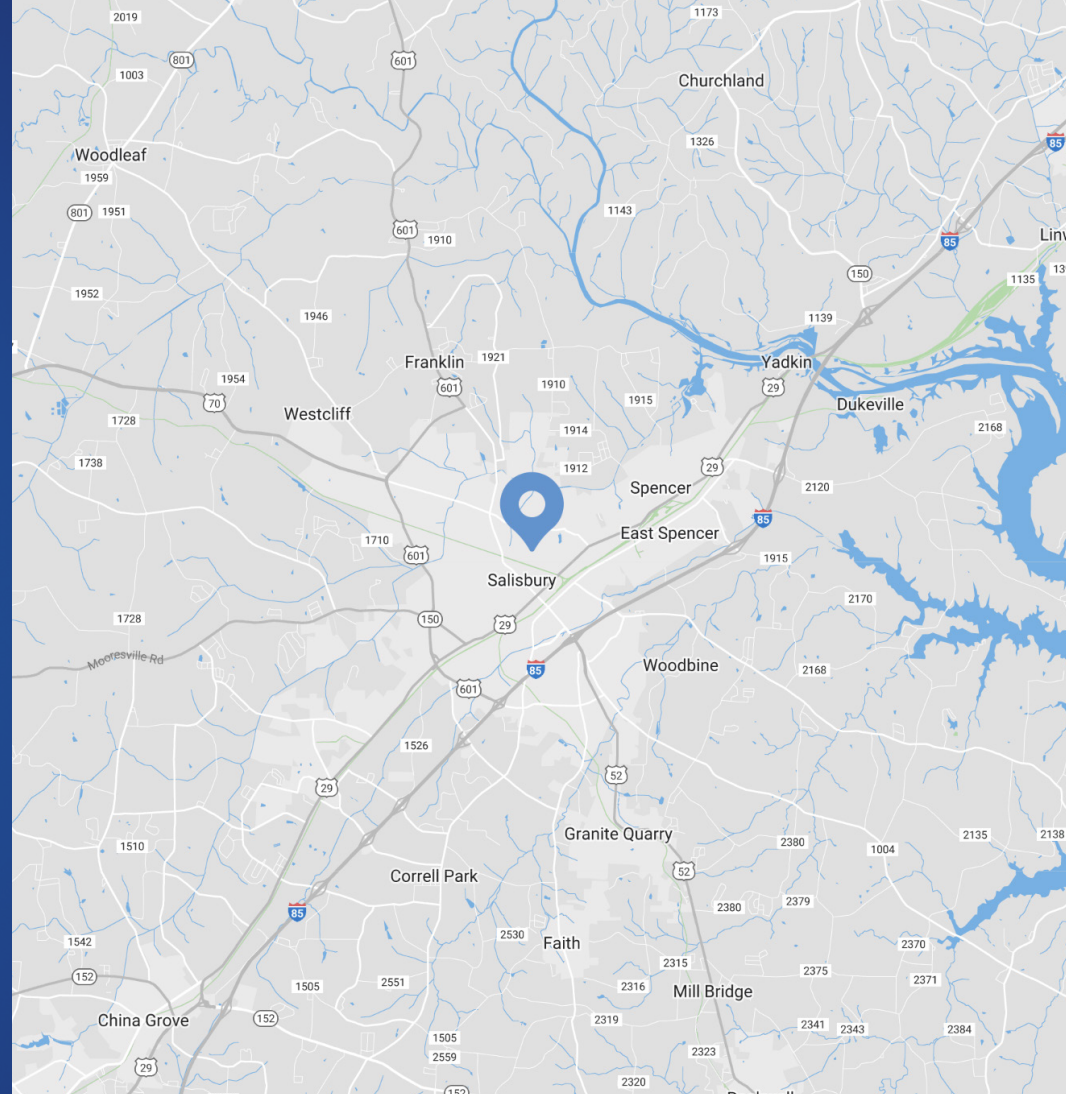
# 203 Mocksville Avenue

## 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

<b>Address</b>	203 Mocksville Avenue   Salisbury, NC 28144
<b>Availability</b>	+/- 4,585 RSF 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>Parking</b>	76 total parking spaces   4 handicap spaces
<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
<b>Traffic Counts</b>	Central Avenue   22,500 VPD



### Demographics

<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2024 Population</b>	7,605	35,126	54,952
<b>Avg. Household Income</b>	\$84,571	\$85,904	\$86,894
<b>Median Household Income</b>	\$48,265	\$55,695	\$58,309
<b>Households</b>	2,771	14,075	22,188
<b>Daytime Employees</b>	12,108	29,367	35,839



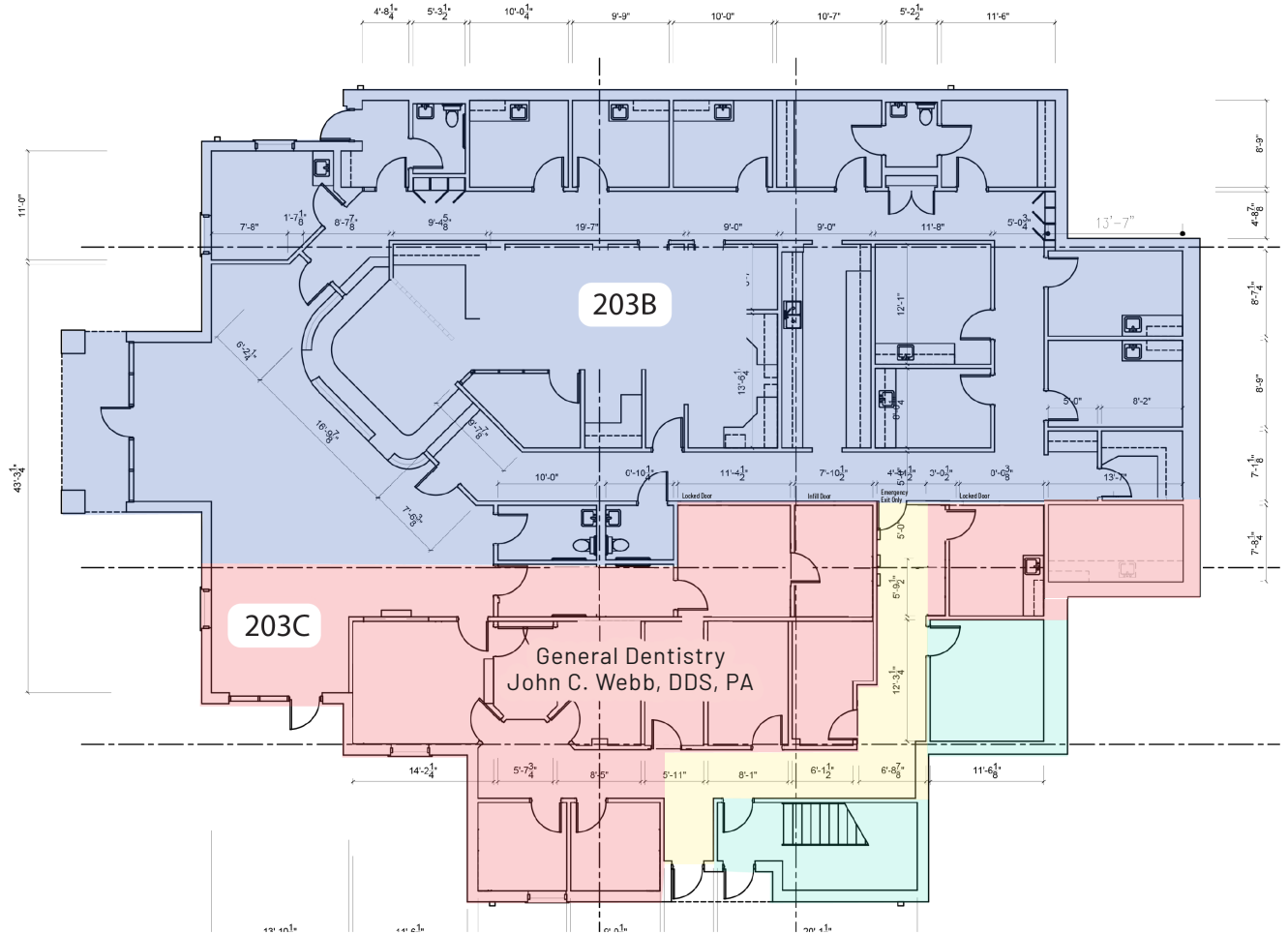
Virtual Tour

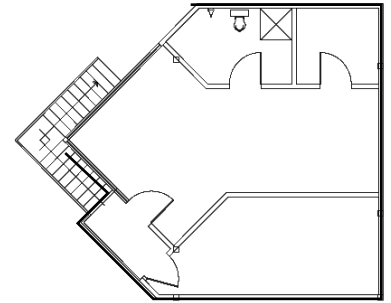
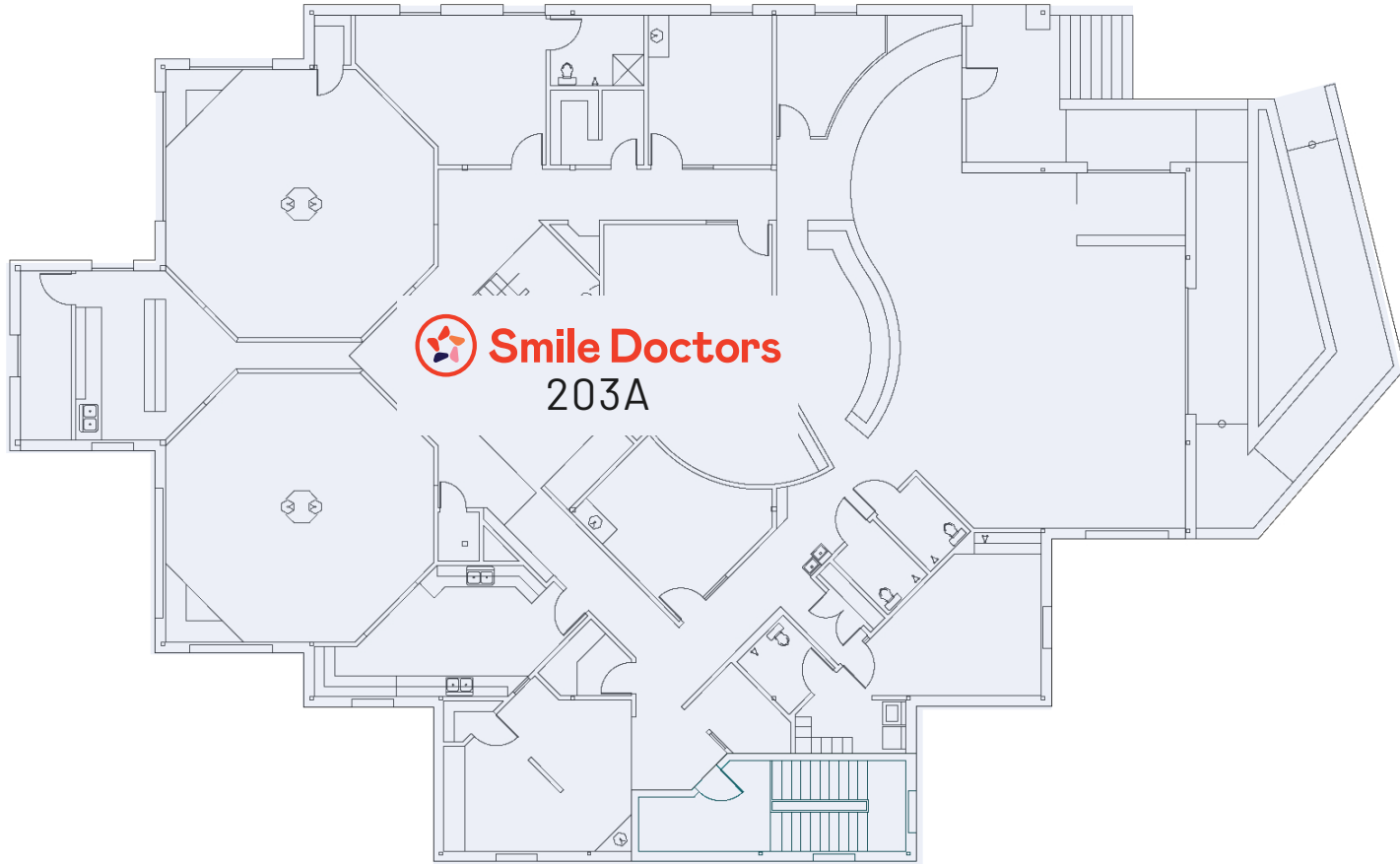
**Available**



Suite 203B  
 +/- 4,585 SF

**Area Legend**

- FUTURE TENANT SPACE  
 TOTAL AREA = 4585 SF  
 (INCLUDES SHARED COMMON AREA)
  
- GENERAL DENTISTRY  
 JOHN C. WEBB, DDS, PA  
 TOTAL AREA = 1976 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

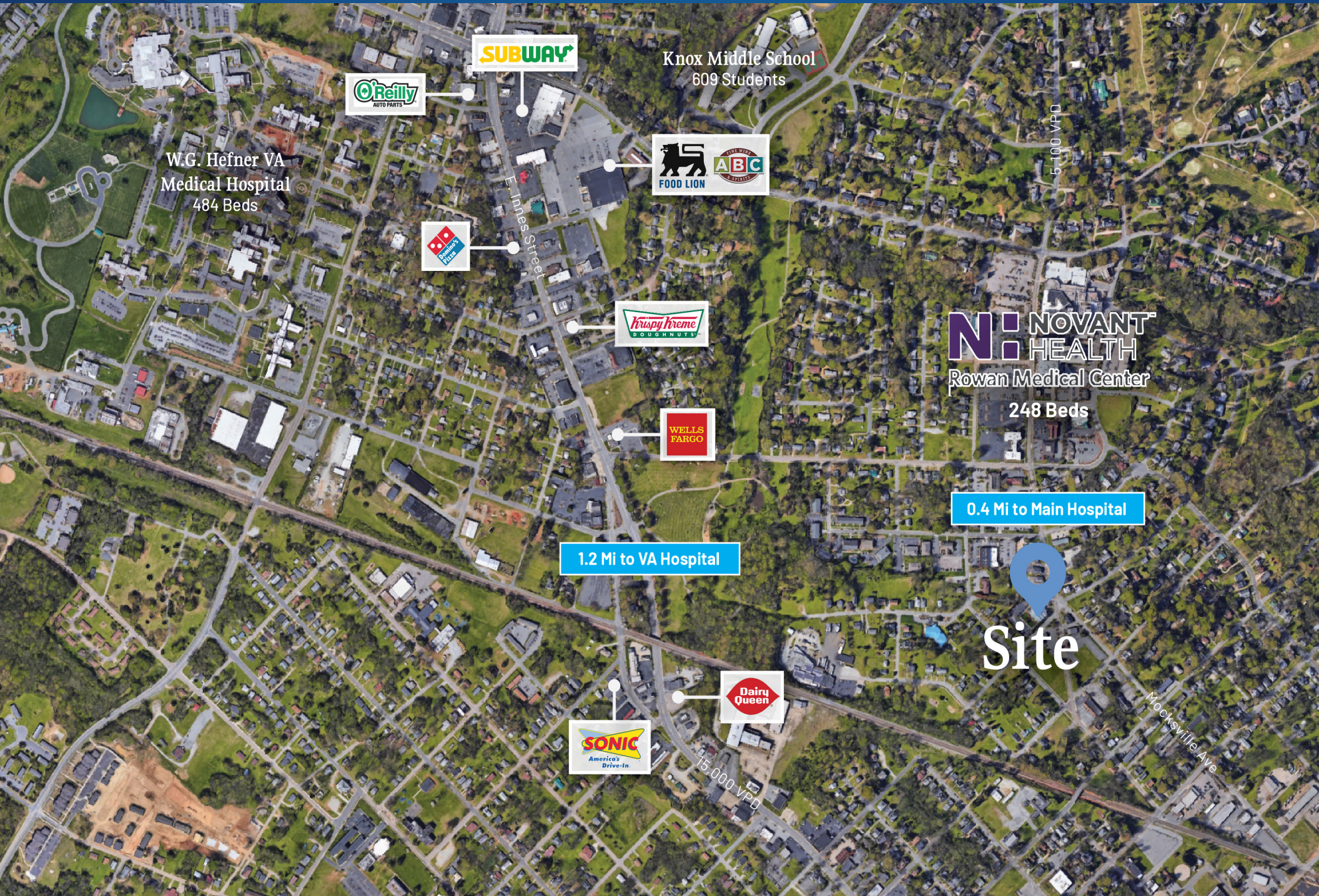


Interior Photos | First Floor | Available Space





# Market Overview

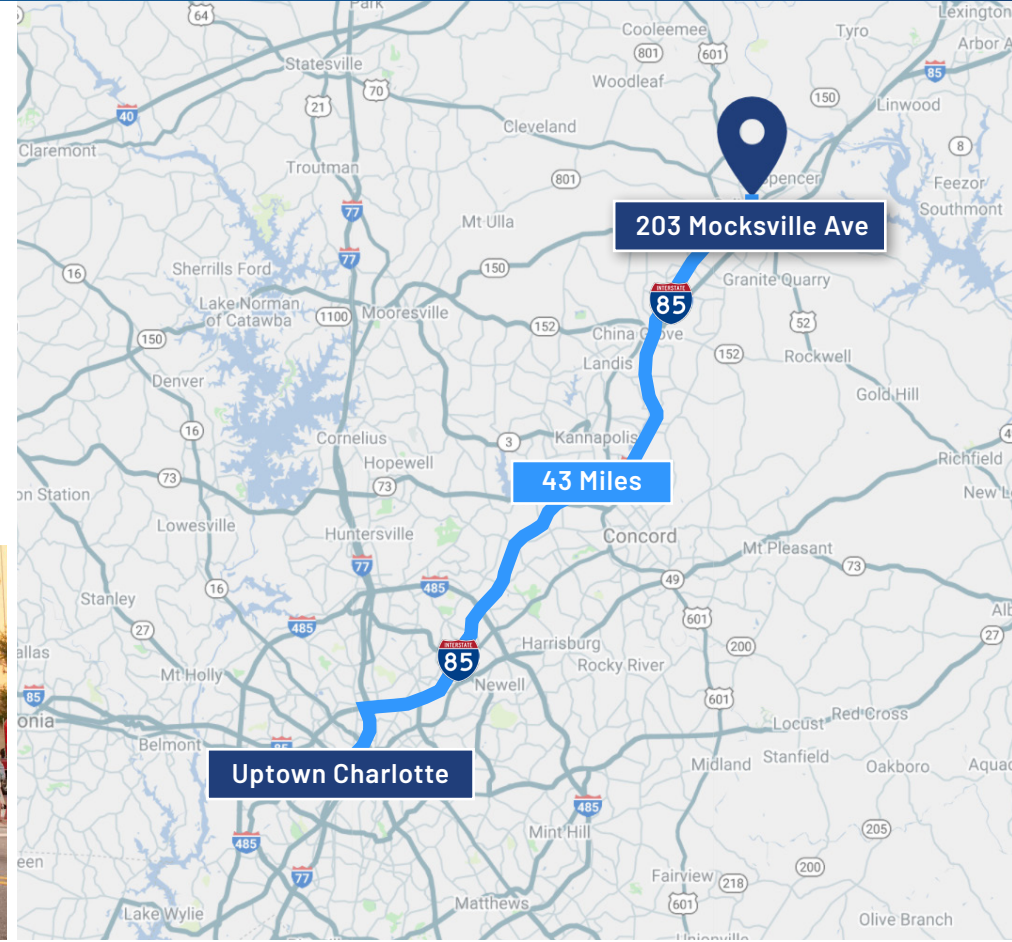




# Salisbury

## 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.