203 MOCKSVILLE AVE

SALISBURY, NORTH CAROLINA 28144

COMMERCIAL REAL ESTATE
The Nichols Company
SERVICES

203-B

Professional Office Building For Sale

CONTACT FOR DETAILS
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+/- 13,575 SF CLASS-A OFFICE/MEDICAL OFFICE BUILDING AVAILABLE
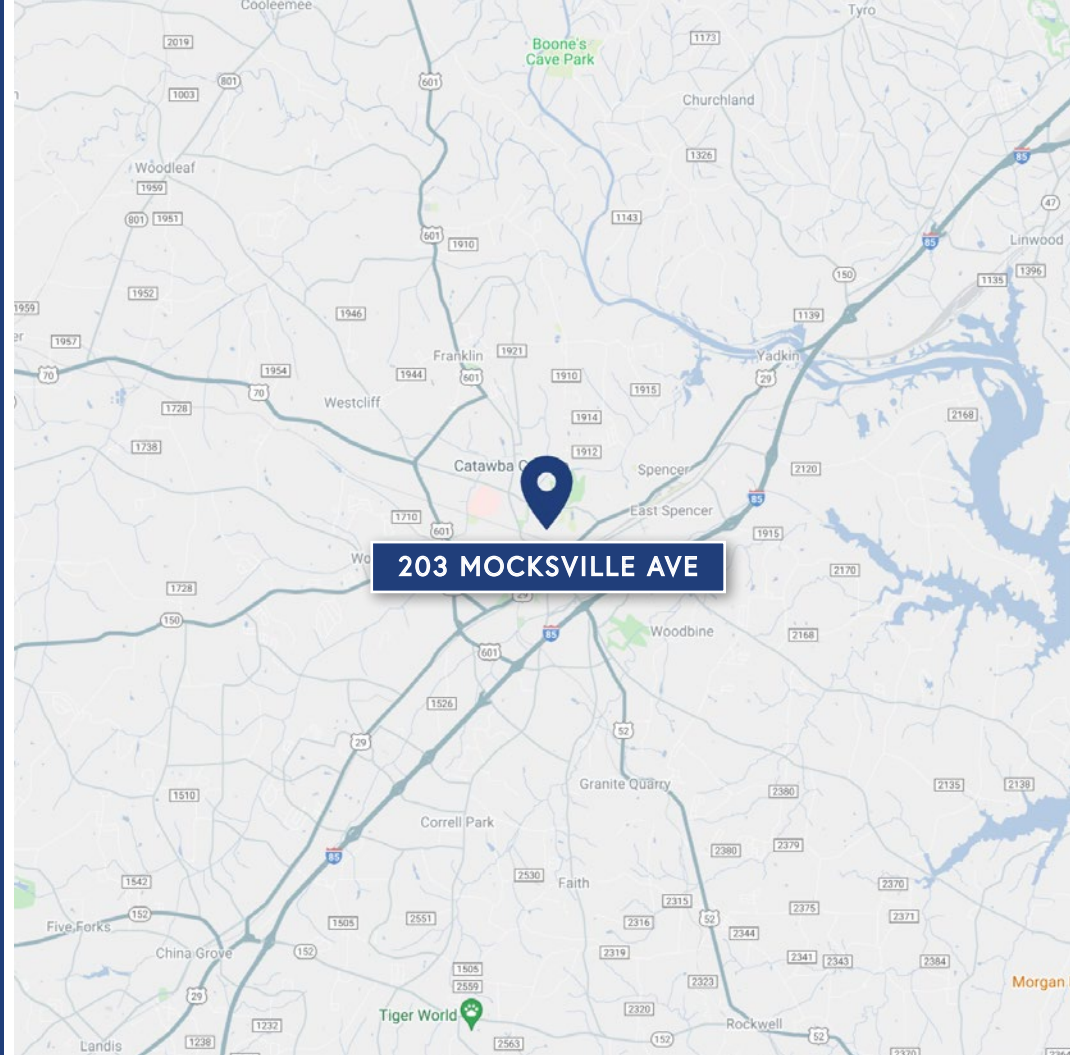
203 MOCKSVILLE AVE

Class-A office/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 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
Available SF	+/- 13,575 SF Available for Sale
Use	Medical, legal, accounting, marketing, brokerage, insurance and other office uses
Acreage	1.283 AC
Parel ID	006 133
Year Built	2001
Current Tenants	General Dentistry - JohnC. Webb, DDS, PA Bubsy & Webb Orthodontics
Pro Forma NOI	$269,373
Sale Price	Call for Pricing* Additional details are available upon execution of a Confidentiality Agreement
Traffic Counts	Mocksville Ave | 5,100 VPD
Additional Notes	Near Novant Health Rown Medical Center and W.G. Hefner VA Medical Center

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DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	7,382	35,346	52,425
Avg. Household Income	$63,319	$59,595	$63,472
Median Household Income	$40,361	$43,601	$47,115
Households	2,610	13,725	20,394
Daytime Employees	11,638	28,525	34,346