



LEGACY

2625 Statesville Blvd Salisbury,
NC 28147



FOR SALE

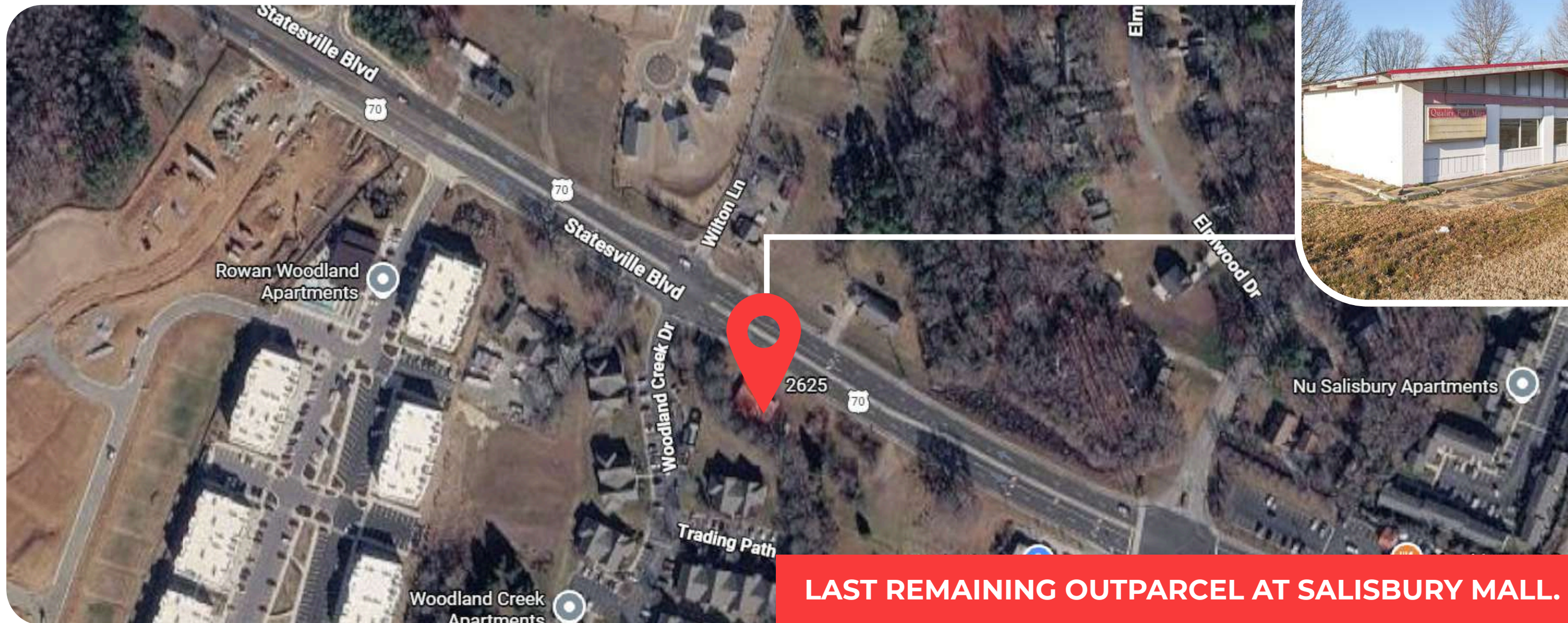
EXECUTIVE SUMMARY

Legacy Real Estate Advisors is pleased to present 2625 Statesville Boulevard, a freestanding retail opportunity in Salisbury, North Carolina. The property features an existing $\pm 1,635$ -square-foot masonry building situated on ± 0.58 acres with approximately 118 feet of frontage along Statesville Boulevard, providing excellent visibility and convenient customer access.

Zoned BCS (Business), the property is well suited for a variety of retail, service, and commercial uses. Originally constructed in 1968 and renovated in 1990, this single-tenant building offers an excellent opportunity for an owner-user or investor seeking an established commercial location within one of Salisbury's growing business corridors.

2625 STATESVILLE BLVD





LAST REMAINING OUTPARCEL AT SALISBURY MALL.

📍 2625 Statesville Blvd Salisbury, NC 28147

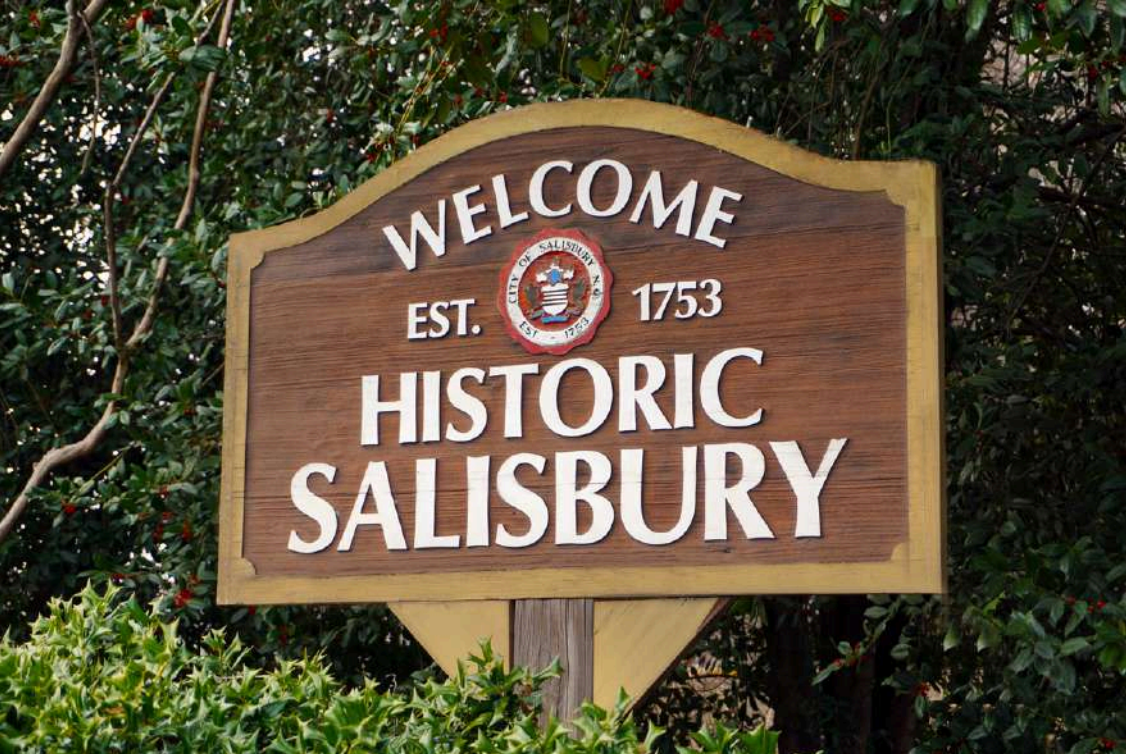
● **Parcel #** 330-071 ● **Building Size:** ±1.05 Acres ● **Land Area:** .58 AC
● **Frontage:** ±118 FT ● **Type:** Freestanding Retail ● **Zoning:** BCS (Business)

Asking Price:

\$485,000.00

PROPERTY PHOTOS





SALISBURY PROVIDES AN EXCELLENT SETTING FOR BUSINESSES LOOKING TO GROW IN A WELL-ESTABLISHED MARKET.

KEY HIGHLIGHTS

Strategically located on Statesville Boulevard, this freestanding retail property benefits from excellent visibility, convenient customer access, and strong exposure along one of Salisbury's established commercial corridors. Surrounded by a mix of retail, service, and local businesses, the property offers an ideal setting for businesses looking to serve the surrounding community.

HOUSEHOLD INCOME

The trade area surrounding 2625 Statesville Blvd features a stable, middle-income demographic base that outpaces the broader City of Salisbury average. Within a 3-mile radius of the site, the median household income sits at \$58,387, with an average household income reaching ~\$74,200. This income profile signals a dependable pool of localized consumer spending power, making the area well-suited for everyday retail, fast-casual dining, automotive services, and neighborhood conveniences.

VEHICLES PER DAY

Located directly on US Highway 70, 2625 Statesville Blvd captures high daily traffic, seeing 14,000 to 16,500 vehicles per day along its direct frontage. Volume surges to 22,000 to 26,000 vehicles per day just 0.8 miles east at W. Jake Alexander Blvd, delivering steady exposure and strong impulse customer potential along this major arterial.

WHY THIS PROPERTY ?



Well suited for boutique retail, medical, financial services, salons, insurance agencies, restaurants, or professional office users.



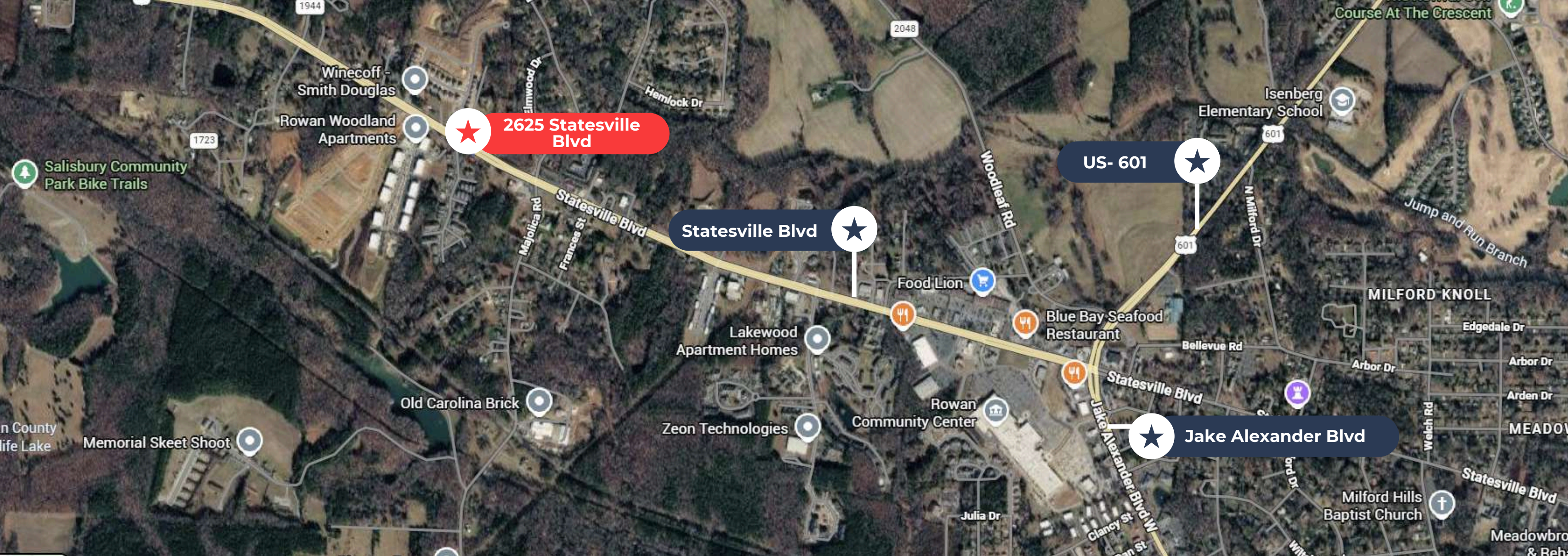
Flexible Standalone Site: Features a standalone building on a ~0.58-acre lot, offering crucial operational perks that strip centers lack, such as dedicated surface parking, outdoor staging/storage, and potential drive-thru access.



Established Retail Corridor: Positioned just down the street from major retail anchors like Food Lion at Salisbury Marketplace, driving consistent everyday neighborhood shopping traffic past the site.



Ideal for owner-users seeking a permanent location or investors looking to reposition an existing retail asset.



ROAD/HIGHWAY

- US-70 (Statesville Blvd)
- NC-150
(W Jake Alexander Blvd)
- S-29 / US-601
(Main St / Innes St)

DISTANCE

Direct Frontage

0.8 miles

2.5 miles

SIGNIFICANCE

Primary commuter corridor connecting downtown Salisbury to West Rowan County.

Salisbury's main commercial loop; provides seamless cross-town transit and directs heavy retail/dining traffic onto Statesville Blvd.

Connects the property directly to Salisbury's historic downtown core, financial district, and central municipal hubs.

CHECK AVAILABILITY & *SECURE YOUR SPOT*



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