



STATESVILLE, NC 28677

1010 SALISBURY RD

+/- 109,000 SF INDUSTRIAL BUILDING ON +/- 3.37 ACRES AVAILABLE FOR SALE



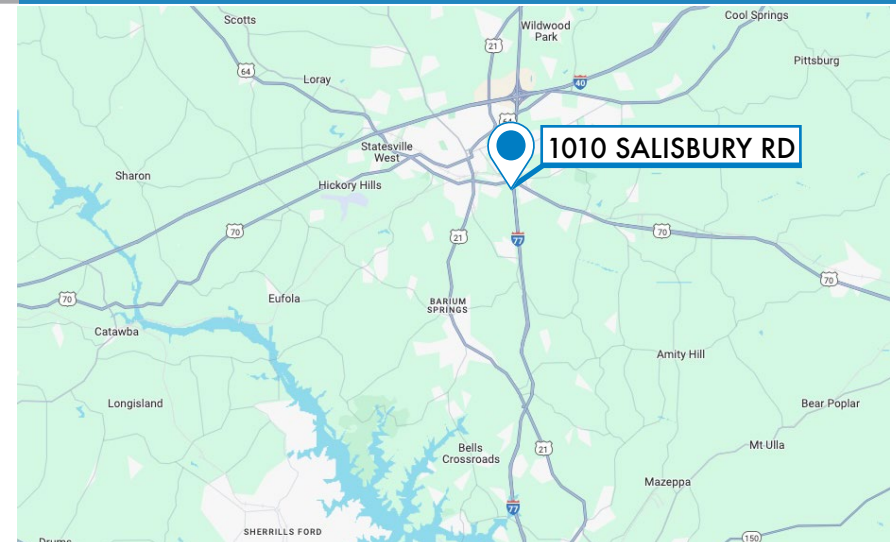
INDUSTRIAL PROPERTY FOR SALE

1010 SALISBURY RD

STATESVILLE, NC

PROPERTY INFORMATION

- Approximately 109,000 SF industrial building located just off exit 49-B on I-77 available for sale
- The property is +/- 3.37 acres and includes excess land for a laydown yard
- Conveniently located 2 miles from the I-77/I-40 interchange for easy access
- Features a lighted intersection at Salisbury Rd and Wall St for improved visibility
- High traffic area with over 13,000 vehicles per day (VPD) on Salisbury Rd
- Zoned as HI (Heavy Industrial District) suitable for industrial and commercial uses
- Located about 45 mins from Charlotte, providing good regional access
- Call for pricing

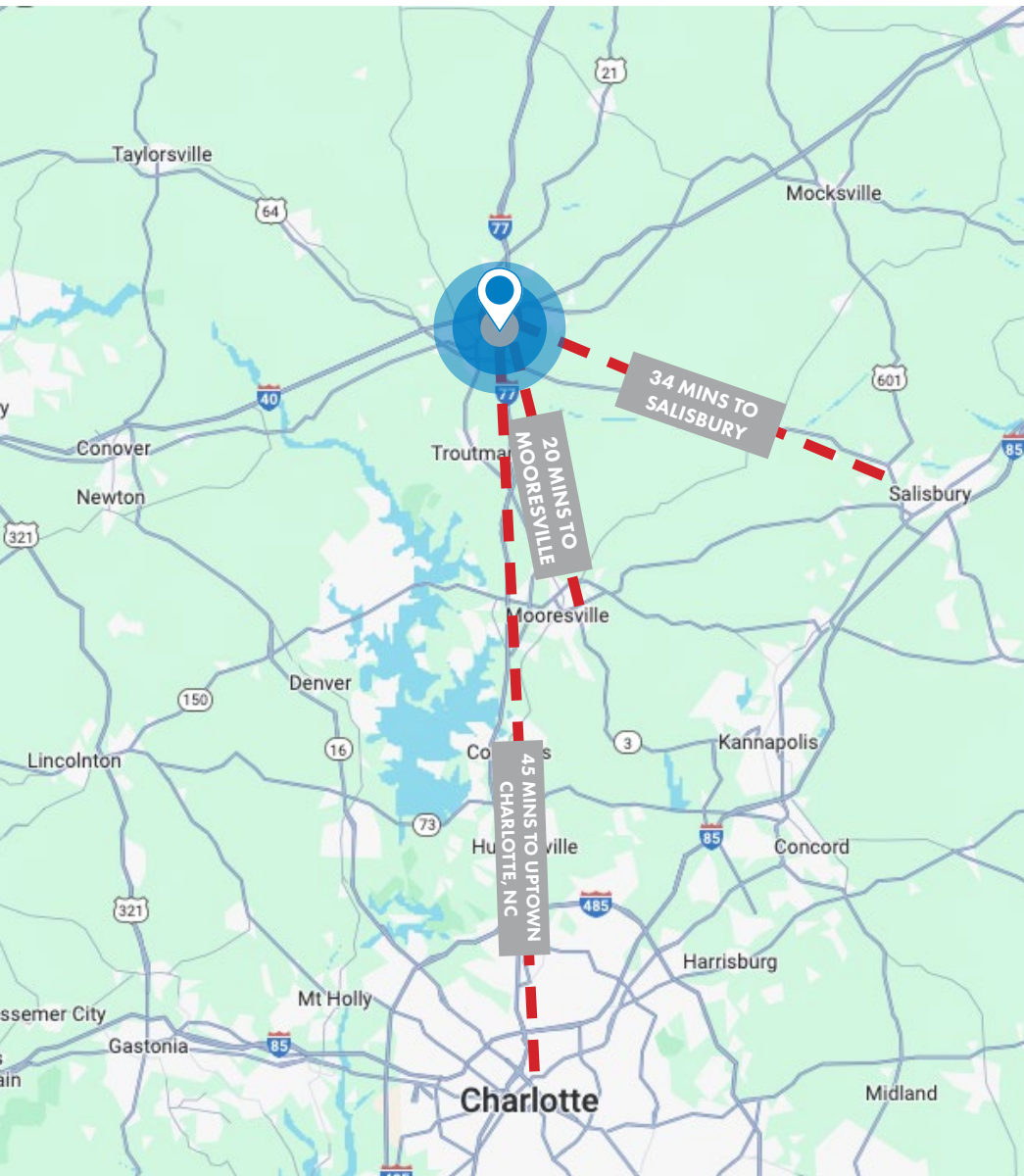


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DEMOGRAPHICS

1010 SALISBURY RD, STATESVILLE, NC
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	1,420	26,278	47,702
Projected Population (2028)	1,604	29,674	53,904
Median Age	38.7	39.5	40.5
Household Income	\$52,482	\$62,614	\$68,034
Median Home Value	\$117,895	\$178,563	\$187,806
Employees	2,653	18,249	31,586
Businesses	151	1,984	3,168

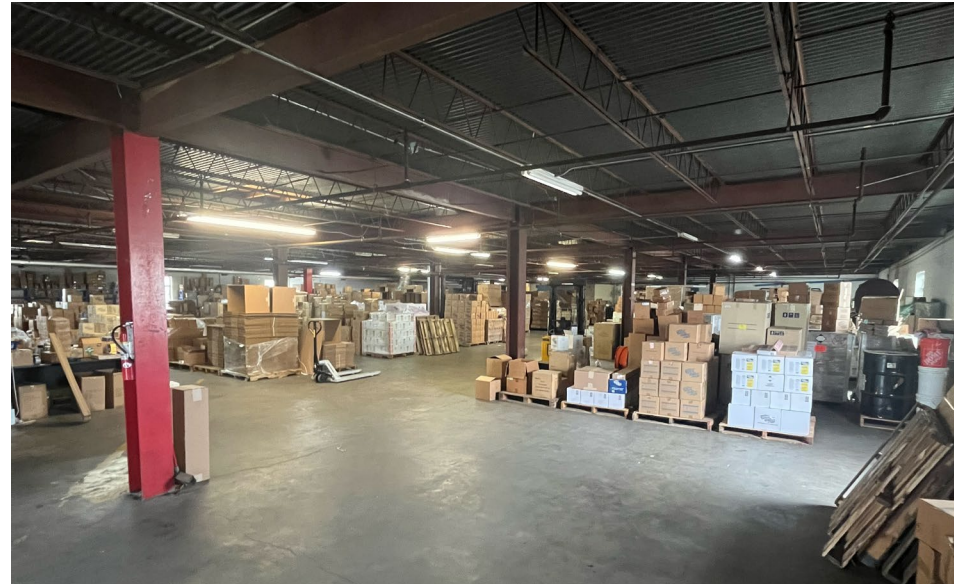


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PROPERTY PHOTOS

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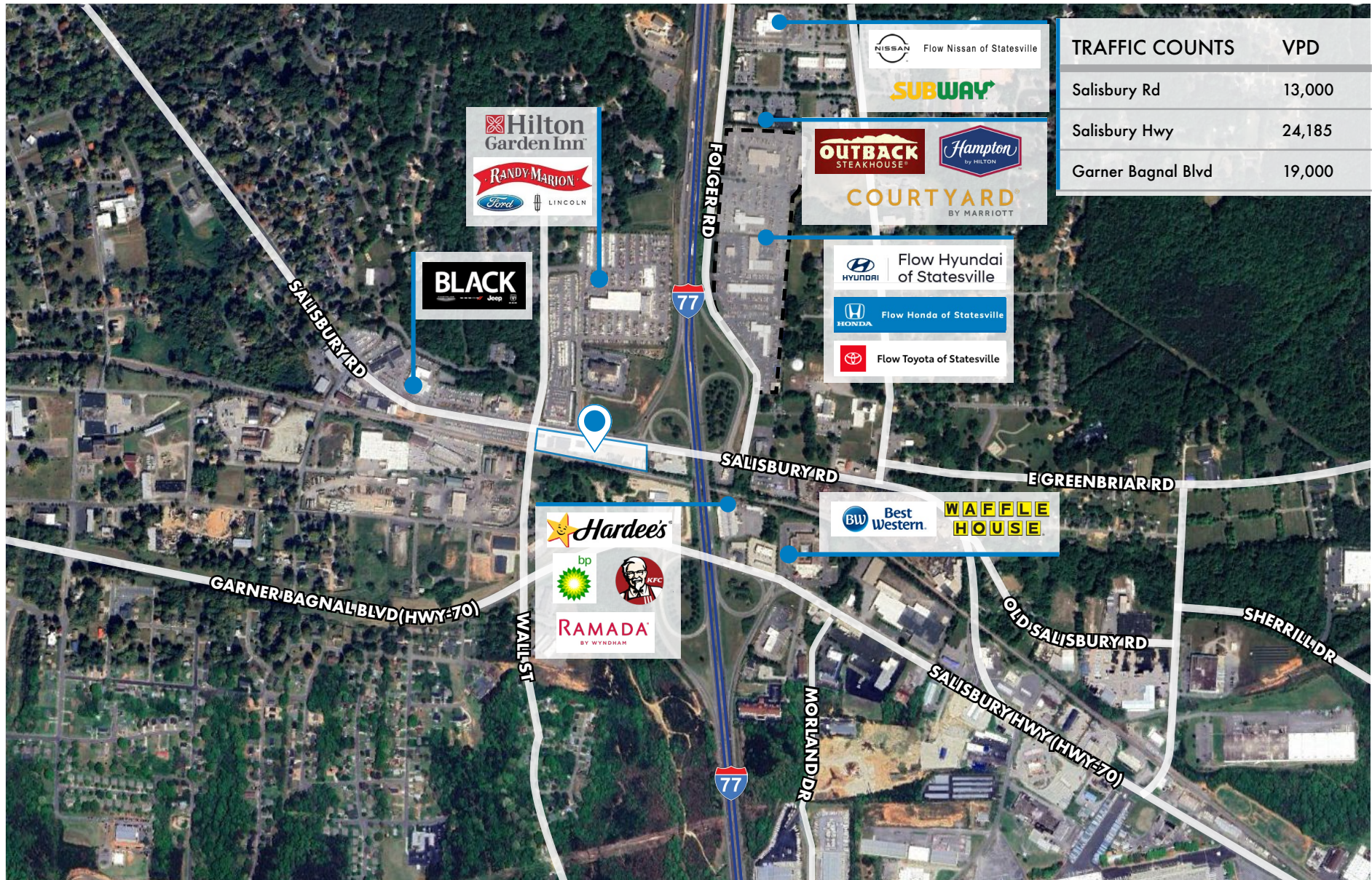


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AREA OVERVIEW

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