

319 Mocksville Ave

Salisbury, North Carolina 28144

OFFERING MEMORANDUM · MEDICAL OFFICE · SALISBURY, NC

±2,672 SF

SINGLE STORY

BRICK CONSTRUCTION

METAL ROOF

TURNKEY MEDICAL

NOVANT HEALTH CORRIDOR

ASKING PRICE

\$550,000

PRICE PER SQ. FT

\$205

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EXECUTIVE SUMMARY

Investment Overview



ASKING PRICE \$550,000 \$200/SF	BUILDING SIZE ±2,672 SF Single-Story	PROPERTY TYPE Medical Office \$205/SF
CONSTRUCTION Brick Masonry Standing-Seam Metal Roof	ZONING RMX Medical/Commercial	PARKING 28 spaces 3-Sided Access
EXAM ROOMS 6 Incl. Procedure/ECG Room	PHYSICIAN OFFICES 2 Private, Windowed	TRAFFIC COUNTY ±24,500 Vehicles/Day — Mocksville Ave

THE OPPORTUNITY

Purpose-Built, Turnkey, and Priced to Transact

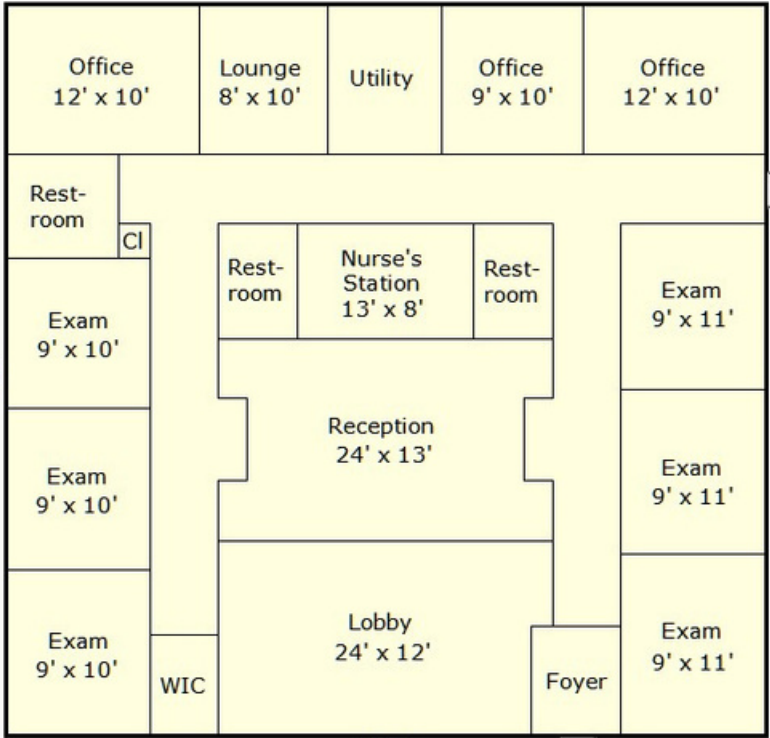
319 Mocksville Ave represents a genuine rarity in Rowan County — a purpose-built medical office facility that is operationally complete, and positioned on Salisbury's premier healthcare corridor just steps from Novant Health Rowan Medical Center.

The property has served a thriving internal medicine practice for decades. Every room has been configured and actively used for clinical practice. For an owner-operator, this eliminates build-out cost and timeline. For an investor, it delivers an asset with proven occupancy in a market with historically low medical office vacancy.



INVESTMENT HIGHLIGHTS

- Immediately adjacent to the Novant Health Rowan Medical Center campus
- Fully built-out clinical layout
- 6 exam/procedure rooms with clinical infrastructure
- ECG/diagnostic room
- 65,600+ population within 15-minute drive; median age ~40
- Daytime population exceeds 75,500 — concentrated healthcare demand
- ±24,500 VPD on Mocksville Ave — established visibility and access
- Historically low medical office vacancy in Rowan County market



PROPERTY DETAILS

Building & Site Description



THE BUILDING

Brick Masonry with Standing-Seam Metal Roof

The building is a single-story brick masonry structure with a standing-seam metal roof. This is a combination that projects durability, professionalism, and low long-term maintenance. The structure sits on a well-landscaped lot with mature plantings, a flagstone walkway, and generous surface parking wrapping three sides of the building.

The interior floor plan was designed from the ground up for clinical practice. Wide, well-lit corridors separate patient-facing zones from back-of-house operations. Two distinct waiting areas accommodate patient flow. The reception area features a built-in pass-through window with a direct sight line into the staff workspace.





Aerial view looking north — Novant Health Rowan Medical Center visible top-right

LOCATION

Salisbury's Healthcare Spine

Mocksville Avenue is Salisbury's primary medical corridor, running directly north into the Novant Health Rowan Medical Center campus — the anchor institution for healthcare delivery across Rowan County. The property at 319 sits within blocks of the hospital, embedded in a concentration of specialist practices, primary care offices, and ancillary medical services that have coalesced around the campus over decades.

This proximity creates a natural referral network, ensures patients are already oriented to the corridor, and reinforces the long-term viability of medical office use on this site regardless of tenant. The surrounding properties are predominantly medical and professional office, with no meaningful retail or industrial competition in the immediate area.

Traffic counts on Mocksville Ave reach approximately 24,500 vehicles per day, providing consistent visibility to both passing and destination traffic.

KEY NEARBY DESTINATIONS

- Novant Health Rowan Medical Center — blocks north on Mocksville Ave
- Multiple specialist physician practices — immediate corridor neighbors
- Downtown Salisbury — approximately 1 mile south
- I-85 interchange — approximately 3 miles
- Charlotte, NC — approximately 45 miles via I-85

75,543

Daytime population within 15-min drive — capturing workers, commuters, and patients already in motion

65,629

Residents within 15-minute drive time — a substantial and growing patient base

~40

Median age within 10-minute drive — prime demographic for internal medicine, primary care & specialty services

\$86,000

Median age within 10-minute drive — prime demographic for internal medicine, primary care & specialty services

24,500

Average daily vehicle count on Mocksville Ave at the subject property

DEMOGRAPHICS

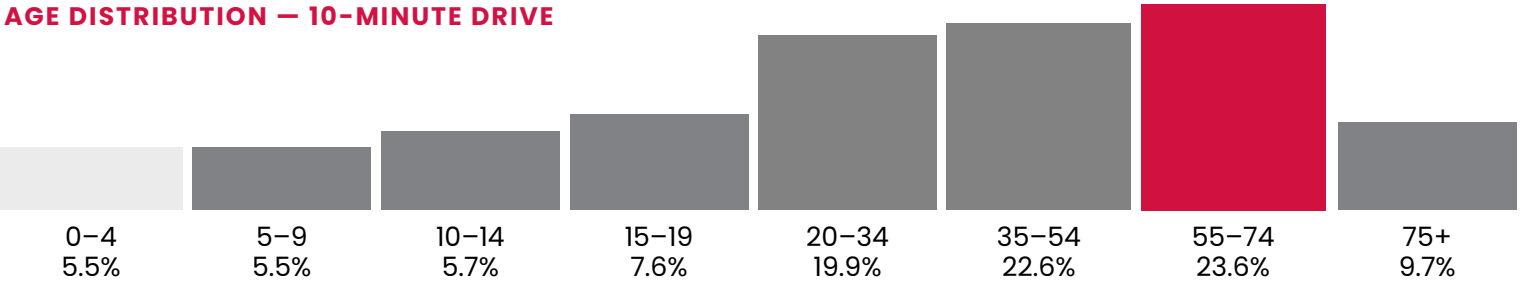
Trade Area Profile



The following demographic data reflects the trade area surrounding 319 Mocksville Ave, Salisbury, NC 28144, drawn from Esri/Data Axle (2025) and CCIM Institute benchmarks. Drive-time rings of 5, 10, and 15 minutes are used to characterize the accessible patient and employee base.

METRIC	5-MIN DRIVE	10-MIN DRIVE	15-MIN DRIVE
2025 Population	10,801	39,598	65,629
Daytime Population	19,480	53,471	75,543
Total Employees	4,612	17,810	29,986
Total Households	4,073	16,209	26,354
Median Age	37.4	39.9	41.1
Median HH Income	\$53,679	\$56,667	\$60,992
Average HH Income	\$86,425	\$85,171	\$88,685
Per Capita Income	\$32,205	\$34,892	\$36,353
Median Home Value	\$275,661	\$246,855	\$267,070
2030 Avg HH Income (Proj.)	\$93,623	\$94,190	\$98,016

AGE DISTRIBUTION — 10-MINUTE DRIVE



The red bar highlights the 55–74 cohort — the highest-utilization age group for primary care and internal medicine. Combined with the 75+ segment, over 33% of the 10-minute drive population is in the peak healthcare consumption demographic.

