

# AVAILABLE LAND

380, 420 & 570 W RITCHIE, SALISBURY  
NORTH CAROLINA 28147

**Size:** ±8.32 Deeded Acres  
**Zoning:** Highway Business (HB)  
**Utilities:** Sewer: ±200' South on W Ritchie; Water: Well  
**Improvements:** 2 Residential Homes, No Leases, Occ.

**Price:** **\$960,000**  
**PIN's (Rowan):** 400 025; 400 050; 400 051 ; 400 070  
**Easements:** Duke Energy Overhead Transmission Lines

## PROPERTY HIGHLIGHTS

**Strategic Location:** Strategically positioned for top tier connectivity, this private site offers quiet operations and security just moments from I-85 and the high-traffic Julian Road corridor. The low daily traffic count is ideal for secure logistics, small-bay door/flex facilities needing proximity without public congestion and outdoor storage space. The new Henderson Grove Church Rd extension also provides connectivity to Peach Orchard Rd and nearby planned industrial developments. It's also positioned near several retail power centers and dining options.

**Flexible Zoning:** Salisbury's Highway Business (HB) zoning offers broad flexibility for high-traffic and auto-dependent commercial uses. It is ideal for Flex Space, as it accommodates a blend of professional offices, retail showrooms, light assembly, and warehousing. Potential uses include hotels, medical offices, fast-food restaurants with drive-thrus, equipment rental, and multi-tenant commercial parks, maximizing investment diversity.

**Strong Workforce Demographics:** The site provides access to a robust labor force of over 1.14 million within a 30-minute commute, boasting a high participation rate (67.4%) and strong annual population growth (1.5%). Workers offer competitive wages with enhanced purchasing power due to a cost of living 2.9% below the U.S. average. The market is further validated by forecast growth in key sectors like Transportation & Logistics, Construction, and Professional Services. (Rowan County EDC, 2025)

**Infrastructure & Expansion Potential:** Sewer connection on West Ritchie Rd ~200 feet south of 570 W Ritchie Rd (PIN 400 070).



### INVESTMENT SUMMARY

Located in the Salisbury area, 380, 420 & 570 West Ritchie Road presents ±8.32 acres of prime Highway Business development opportunity. This property offers valuable potential for business owners, land developers or other investors. With its strategic location, this versatile space is a promising asset for those seeking a lucrative investment in the area.



# LOCATION OVERVIEW

Located in Charlotte's Rowan County submarket, this parcel is situated along **W Ritchie Rd** and offers connectivity just minutes from I-85 via Julian Rd. Three nearby I-85 interchanges: Exit 72 (Peach Orchard); 74 (Julian Rd); and 75 (Jake Alexandar Blvd) make for great local interconnectivity.



Interstate 85  
**<1 Mile**



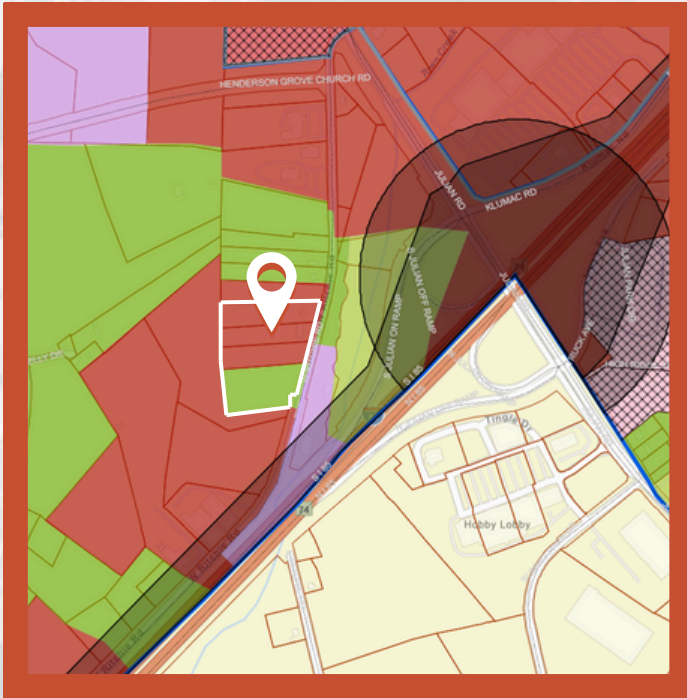
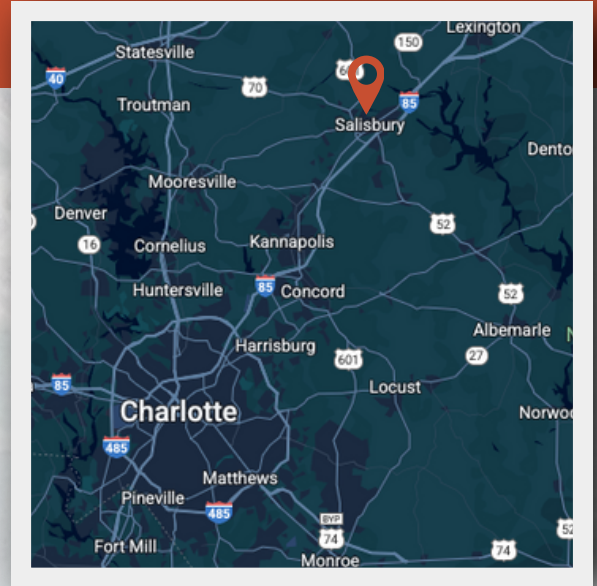
Charlotte-Douglas  
International Airport  
**42 Miles**



Charlotte CBD  
**38 Miles**

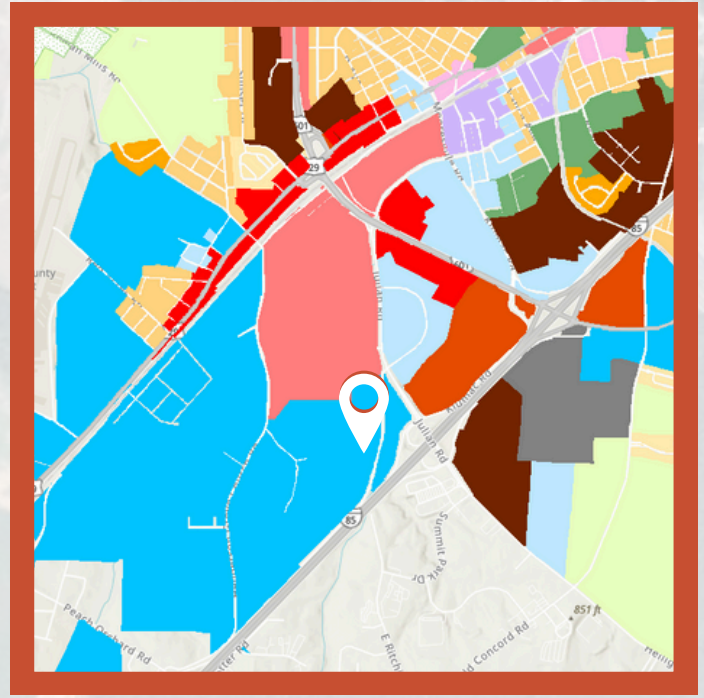


Winston-Salem  
**40 Miles**



## CURRENT ZONING

- Highway Business
- Residential
- Light Industrial



## FUTURE LAND USE

FORWARD 2040

- Activity Corridor
- Employment Center



# Demographic Snapshot

28147, Salisbury, North Carolina Rings: 1, 3, 5 mile radii



<b>Population</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Total Population	1,338	26,363	60,826
2030 Total Population	1,361	26,415	61,358
2024-2029 Growth Rate: Population	0.3%	0.0%	0.2%
2025 Female Population	683	13,079	30,517
2025 Male Population	655	13,284	30,309
2025 Daytime Pop: Residents	637	13,974	32,545
2025 Daytime Pop: Workers	3,101	24,396	39,249
2025 Median Age	37.1	38.1	40.4

<b>Households</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Total Households	412	10,299	24,370
2030 Total Households	426	10,494	24,978
2024-2029 Growth Rate: Households	0.7%	0.4%	0.5%
2025 Average Household Size	3.19	2.32	2.35
2025 Owner Occupied HUs	178	5,423	14,755
2025 Renter Occupied HUs	234	4,876	9,615
2025 Vacant Housing Units	40	962	2,132

<b>Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Median Household Income	\$64,394	\$57,611	\$62,028
2025 Average Household Income	\$84,981	\$79,123	\$87,810
2025 Per Capita Income	\$40,156	\$31,103	\$35,102

<b>Businesses</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Total Businesses (NAICS)	167	1,568	2,469
2025 Total Employees (NAICS)	3,075	23,180	36,722
2025 Employed Civilian Pop 16+	716	11,935	28,074
2025 Unemployment Rate	3.0%	5.1%	5.3%

<b>Race &amp; Ethnicity</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 White Population	680	12,302	33,452
2025 Black Population	365	8,656	16,438
2025 American Indian Population	23	224	415
2025 Asian Population	44	389	891
2025 Pacific Islander Population	0	17	49
2025 Other Race Population	119	2,747	4,993
2025 Population of 2+ Races	107	2,028	4,587
2025 Hispanic Population	240	4,677	8,667

<b>Population 25+ Educational Attainment</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 High School Diploma	240	4,607	10,688
2025 GED/Alternative Credential	25	1,084	2,465
2025 Some College/No Degree	210	3,826	8,493
2025 Associate's Degree	118	1,720	4,616
2025 Bachelor's Degree	112	2,550	7,347
2025 Grad/Professional Degree	114	1,659	3,873

**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri