

# FREEMAN | COMMERCIAL REAL ESTATE



Jake Alexander Blvd.

INTERSTATE  
85

86,501 VPD

Lutheran Synod Dr.

1.37 +/- AC

Dolly Madison Rd.

PRICE REDUCED!

**WELL MAINTAINED OFFICE, I-85 VISIBILITY**

1650 LUTHERAN SYNOND DR. | SALISBURY, NC

- + 3,221 SF Office, 1.37 +/- AC
- + Additional land is available for expansion, laydown yard or outside storage

CHARLIE FREEMAN

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FOR SALE

## OVERVIEW

### LOCATION

|                  |                           |
|------------------|---------------------------|
| ADDRESS          | 1650 Lutheran Synod Drive |
| CITY, STATE, ZIP | Salisbury, NC 27284       |
| COUNTY           | Rowan County              |

### PROPERTY INFORMATION

|              |                                                |
|--------------|------------------------------------------------|
| PIN          | 5669-03-03-9200                                |
| TYPE         | Office                                         |
| ZONING       | Commercial                                     |
| LOT SIZE     | 1.37 +/- AC                                    |
| BLDG SIZE    | 3,221 +/- SF                                   |
| YEAR BUILT   | 2001                                           |
| PARKING TYPE | Surface                                        |
| SALE PRICE   | <del>\$595,000</del> <b>Reduced! \$525,000</b> |

### HIGHLIGHTS

- 3,221 SF well-maintained office building with excellent visibility from I-85
- Additional land available for expansion, a laydown yard or outside storage
- Well located in high growth Salisbury



#### TRAFFIC COUNTS

86,501 VPD: I-85  
30,524 VPD: Jake Alexander Blvd.



#### ACCESSIBILITY

Easy access to  
Interstate 85 & other  
major thoroughfares



#### POPULATION

3 mi. - 29,257  
5 mi. - 61,142  
7 mi. - 82,788



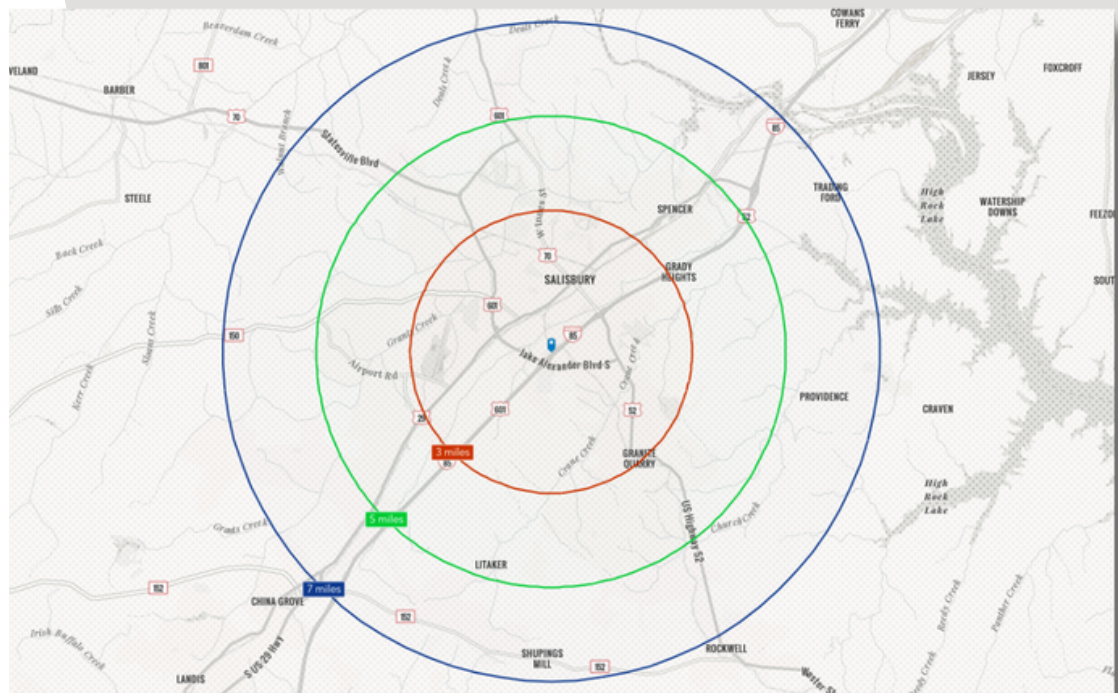
#### AVG HH INCOME

3 mi. - \$83,832  
5 mi. - \$88,403  
7 mi. - \$90,454



#### MEDIAN AGE

41.4



FOR SALE

1650 LUTHERAN SYNOD DRIVE



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1650 LUTHERAN SYNOD DRIVE

## DOWNTOWN SALISBURY

HARBOR FREIGHT TOOLS



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