

FREEMAN | COMMERCIAL REAL ESTATE



85

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 SYNOD DR. | SALISBURY, NC

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

CHARLIE FREEMAN
O: 336.768.4410
charlie@freemancommercial.com
freemancommercial.com

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	\$595,000 Reduced! \$525,000

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



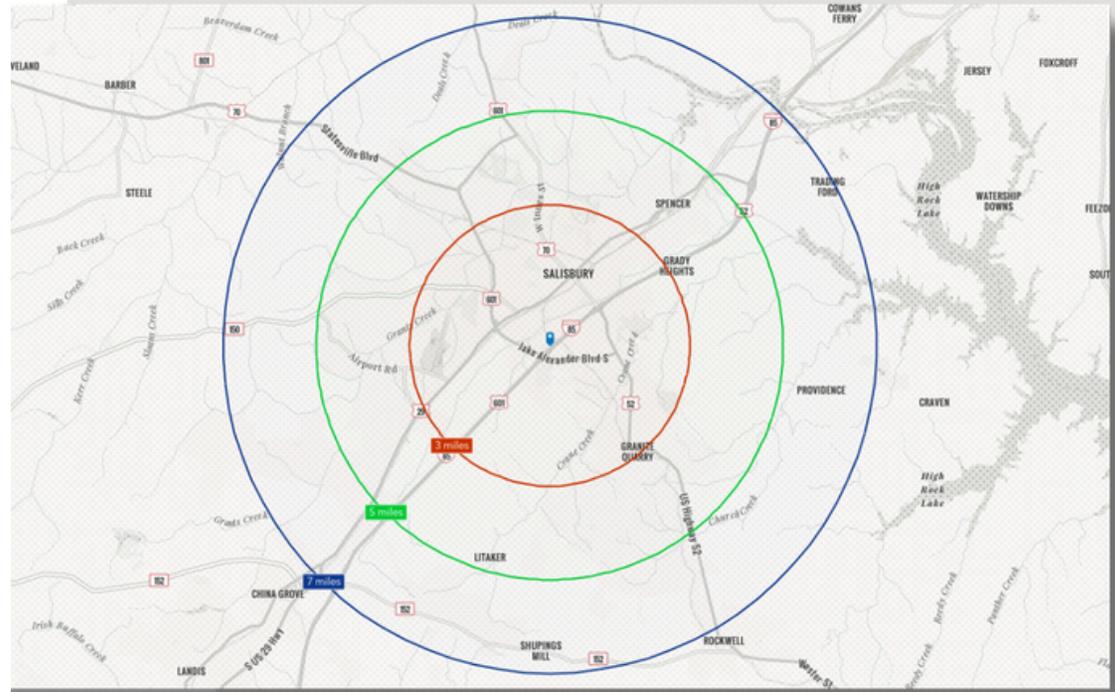
AVG HH INCOME

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



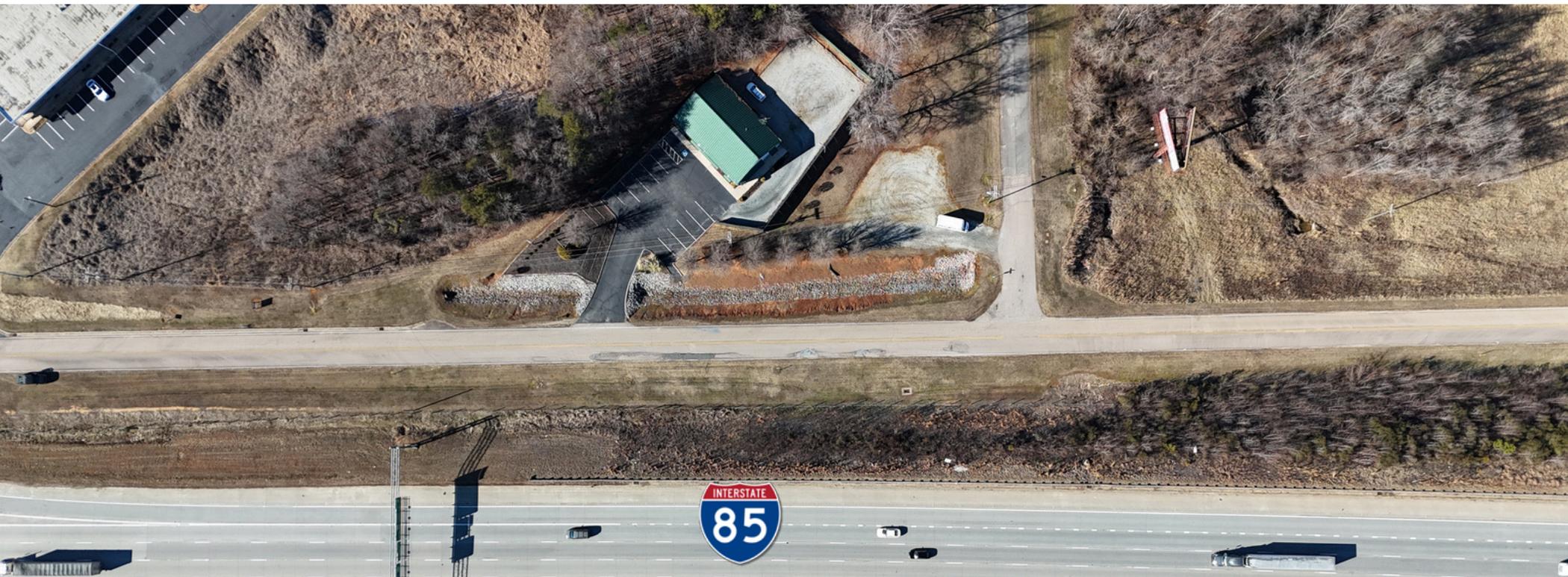
MEDIAN AGE

41.4



FOR SALE

1650 LUTHERAN SYNOD DRIVE



FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | www.freemancommercial.com

FOR SALE

1650 LUTHERAN SYNOD DRIVE



DOWNTOWN SALISBURY

HARBOR FREIGHT TOOLS
 County Branch of Government & Law Firm

COOK-OUT **Jersey Mike's SUBS** **BURGER KING** **DUNKIN' DONUTS** **PET SMART** **FOOD LION**

Hardee's **Chick-fil-e** **CHIPOTLE MEXICAN GRILL** **STARBUCKS COFFEE** **MATTRESS FIRM**

ZAXBY'S **SUBWAY** **ASHLEY FURNITURE INDUSTRIES, INC.** **NOVANT HEALTH**

Walmart+ **LOWE'S**

Wendy's **Marshall's** **Holiday Inn Express** **Rocker Apparel**

Jake Alexander Blvd.

86,501 VPD

30,524 VPD



FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY, SUITE 200
WINSTON-SALEM, NC 27103
336.768.4410

freemancommercial.com

CHARLIE FREEMAN

O: 336.768.4410

charlie@freemancommercial.com

freemancommercial.com