



Rowan Carrabarus Community College

Jake Alexander Blvd.

NC School of the Arts



Lutheran Synod Dr

Dolly Madison Rd.

106,000 VPD



FOR SALE

WELL MAINTAINED OFFICE, WITH I-85 VISIBILITY  
1650 LUTHERAN SYNOD DR. | SALISBURY, NC 28144

Charlie Freeman  
336.768.4410  
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**FREEMAN** | COMMERCIAL REAL ESTATE

## PROPERTY SUMMARY

1650 Lutheran Synod Drive  
Salisbury, NC 28144

BLDG SIZE: 3,221 SF  
LAND AREA: 1.37 +/- AC  
ZONING: Commercial  
SALE PRICE: \$595,000

### HIGHLIGHTS

- 3,221 SF office building with excellent visibility from I-85 (106,000 VPD)
- Additional land available for expansion, a laydown yard or outside storage
- Well located in high growth Salisbury



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	28,989	60,786	82,416
HOUSEHOLDS	11,678	23,908	32,605
AVG. HH INCOME	\$80,194	\$86,397	\$87,108

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Downtown  
Salisbury



106,000 VPD

Jake Alexander Blvd.

