

# ±0.3 ACRES FOR SALE

S. SALISBURY AVENUE, SPENCER, NC 28159

Linville | Team Partners

COMMERCIAL REAL ESTATE

## DEVELOPMENT OPPORTUNITY!



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land, Development
ACRES ±	0.3
SALE PRICE	\$325,000

## DESCRIPTION

Highly visible development opportunity in Spencer, NC with average daily traffic of 7,100 vehicles. 2 miles from Salisbury, 13 miles from Lexington and 25 miles from Statesville makes this an ideal location for a variety of retailers or potential car sales lot. Rowan County is experiencing strong economic development and population growth- benefiting from it's proximity to the Triad and Charlotte markets of North Carolina.

## KEY FACTS

49,923

Population

40.7

Median Age



2.34

Average Household Size

\$87,657

2022 Average Household Income

## BUSINESS



2,377

Total Businesses



33,435

Total Employees

(based on 5 mile radius)

NICK GONZALEZ

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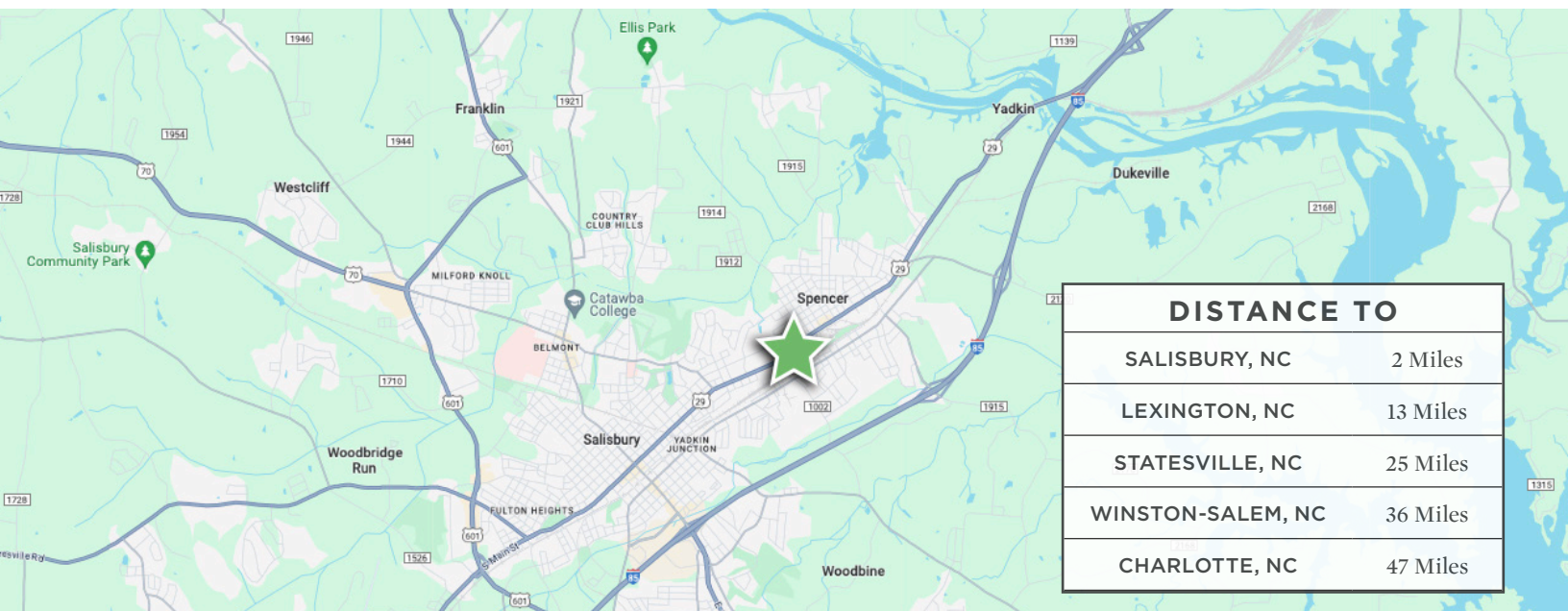
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## PROPERTY INFORMATION

PROPERTY TYPE	Land, Development	PROPERTY SUBTYPE	Commercial
ACRES ±	0.3	COUNTY	Rowan
ZONING	HB - Highway Business	TAX PIN	5770-09-16-6503

## PRICING & TERMS

SALE PRICE \$325,000

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