

CATAWBA COLLEGE
EST. 1851

Catawba College
Nature Conservancy

Knox Middle School &
Overton Elementary School
± 45 Acres

Dentist /
Pediatric Dentistry

Proposed
Fire Station

±2.74
ACRE
SITE

NAZARETH
Child & Family Connection

CLICK FOR
VIDEO TOUR

Dennis N. Bunker, III, CCIM, MAI
BUNKER LAND GROUP, LLC

1140 Dilworth Crescent Row
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±2.74 ACRE SITE AVAILABLE FOR SALE/DEVELOPMENT

160 & 164 MAHALEY AVE | SALISBURY, NC 28144

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PROPERTY DESCRIPTION

Bunker Land Group is pleased to offer the remaining ±2.74 acres of a city block that has previously been developed with a Walgreens and a pediatric dentist office. A new fire station is proposed in 2023 contiguous to the site. A stormwater facility is also in place. This site is perfect for institutional, educational, municipal, office, or high density residential. Also this site is located across the street from the very first Food Lion Grocery Store.

PROPERTY & SUBMARKET HIGHLIGHTS

Nearby traffic generators include:

- Catawba College - 1,300+ Students
- Livingstone College - 1,100+ Students
- Novant Hospital - 268 beds
- VA Medical Hospital - 260 beds
- Elementary & Middle School Complex (630+ students)
- Salisbury Country Club (East of School Complex)
- Proposed Firestation (2023-2024)

DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
POPULATION	5,355	34,474	52,620
AVERAGE HH INCOME	\$61,609	\$60,869	\$65,051
MEDIAN HH INCOME	\$58,042	\$51,638	\$54,123
BUSINESS ESTABLISHMENTS	332	1,781	2,364
DAYTIME EMPLOYMENT	8,566	24,970	32,323



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