

# THIRD CREEK STATION SHOPPING & MEDICAL CENTER

ROWAN COUNTY, CLEVELAND, NC



For more information or to schedule a tour, please contact:

**Frank Harmon**

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704-677-5320 Cell

**THIRD CREEK STATION** is a multi-tenant shopping and medical center totaling +/- 43,321 square feet and is situated on +/- 4.3 acres. The property is centrally located between Charlotte, Winston Salem, Statesville and Salisbury, North Carolina, all cities experience tremendous growth. **THIRD CREEK STATION** is directly across the road from **DAIMSLER FREIGHTLINER**, the largest truck manufacturer in the world, and Rowan county's 2<sup>nd</sup> largest employer, a new Elementary school, and next to land that Meridian Healthcare is constructing a new medical facility. Fronting US 70, the main 4-laned thoroughfare between Statesville and Salisbury, and between Mooresville and Mocksville on Highway 801, Cleveland, **THIRD CREEK STATION** is a crossroads location, and only minutes from I-85, I-77 and I-40.



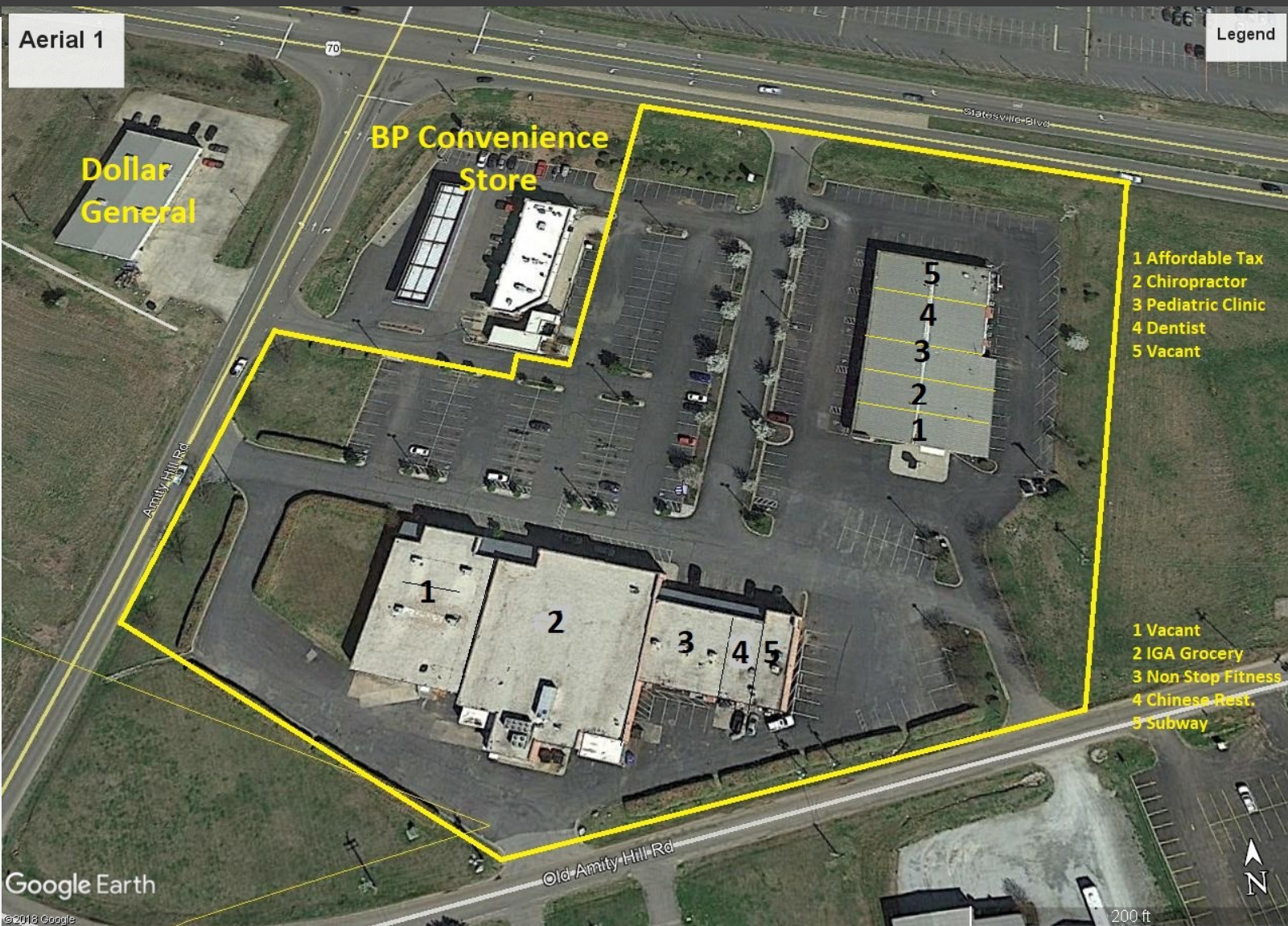
**Equity Commercial Properties**

114 Morlake Dr.  
Suite 104  
Mooresville, NC

Office 704-799-9202  
[EquityCP.com](http://EquityCP.com)



**+/- 43,321 Sq.Ft. Retail and Medical**



The Property is being offered for sale to qualified investors on an “as is” basis, is locally and privately owned. Surplus land is available for expansion. NOI \$240,000



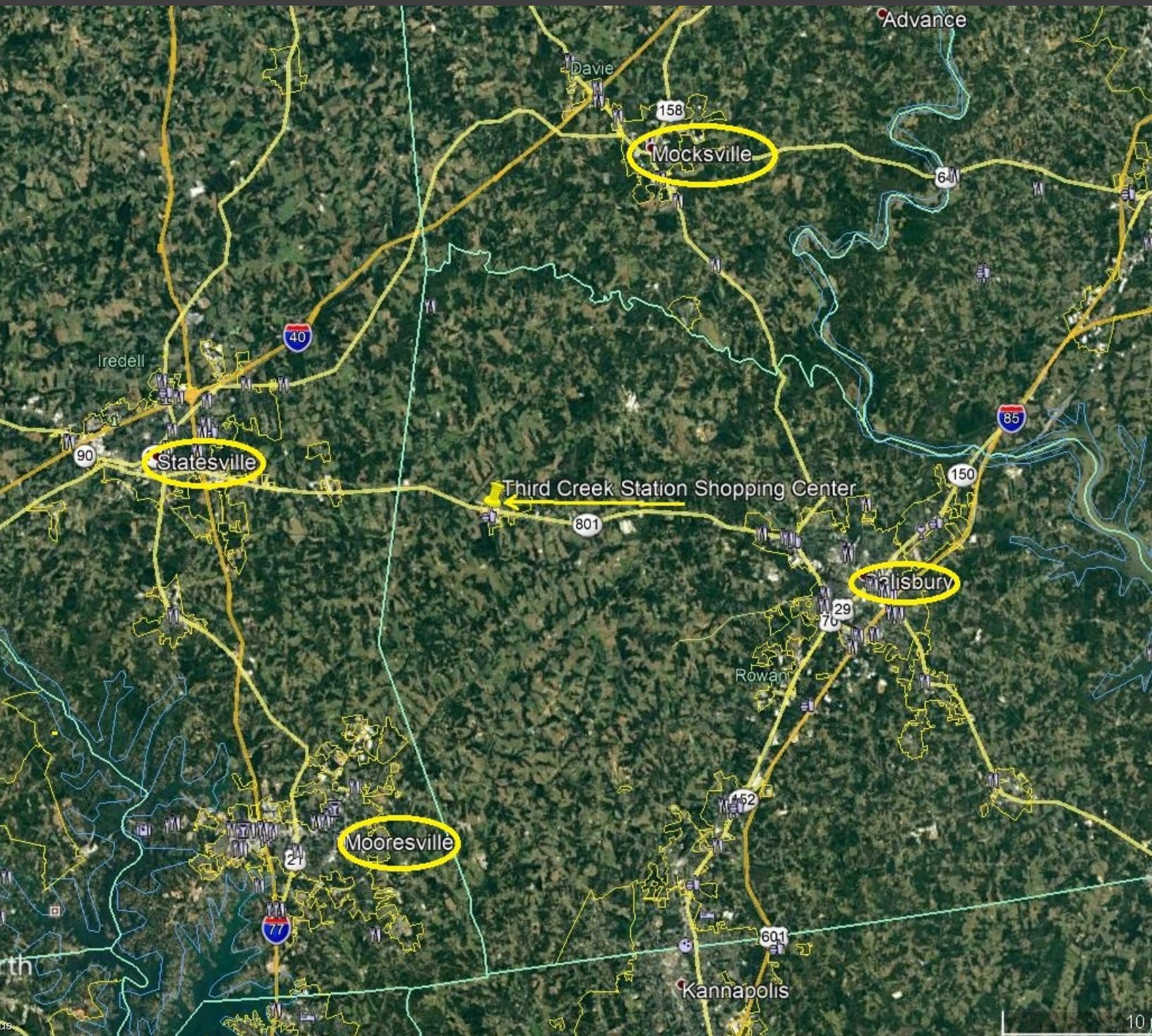
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# Strategic Location



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