



**UNC**  
HEALTH  
Blue Ridge

  
EmergeOrtho

**SITE**  


**FRYECare**  
PHYSICIANS NETWORK  
Duke LifePoint Physician Practices

**±0.71 ACRES FOR SALE**  
801 Malcolm Blvd.  
Connelly Springs, NC

**Collett** 

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The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# 801 Malcolm Blvd.

## Property Overview

Excellent opportunity to acquire a strategically located property directly across from the hospital in Connelly Springs. Situated on approximately 0.71 acres, this site offers strong visibility, accessibility, and proximity to healthcare-driven traffic generators.

Previously utilized as an office building, the property presents a flexible opportunity for continued office or medical use, adaptive reuse, or redevelopment. Its positioning near established medical services and surrounding commercial activity makes it well-suited for a variety of professional, healthcare, or investment uses.

### PROPERTY FEATURES

- Prime location directly across from hospital campus
- ±0.71-acre site
- Former office building with existing infrastructure
- Ideal for medical office, professional office, or redevelopment
- Excellent visibility along Malcolm Blvd
- Convenient access to nearby commercial corridors and residential neighborhoods
- Strong potential driven by healthcare adjacency and local demand

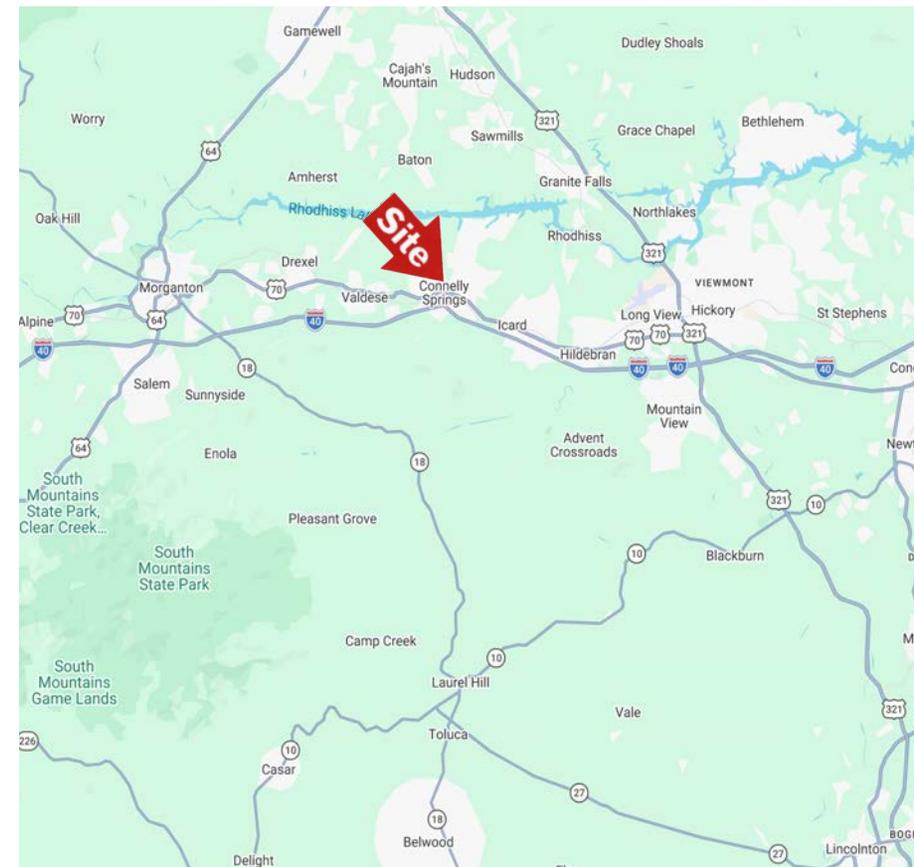
*This property represents a rare opportunity to reposition or redevelop a well-located asset within an established corridor.*

### DEMOGRAPHICS (2025)

|                | 3 miles  | 5 miles  | 7 miles  |
|----------------|----------|----------|----------|
| Population     | 9,898    | 25,180   | 54,987   |
| Daytime Pop.   | 3,465    | 5,365    | 13,655   |
| Avg. HH Income | \$96,441 | \$85,013 | \$81,611 |

### TRAFFIC COUNTS

|               |            |
|---------------|------------|
| Malcolm Blvd. | 11,712 VPD |
| U.S. Hwy 70   | 8,400 VPD  |



# 801 Malcolm Blvd.

Aerial



MALCOLM BLVD

71  
ACRES

# 801 Malcolm Blvd.

Aerial

