

# INNES STATION

1519-1527 E. INNES STREET | SALISBURY, NC 28146

*Available Retail for Lease*

2,000 - 4,000 SF COLD DARK SHELL & 2ND GENERATION RETAIL  
0.88 AC OUTPARCEL AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT



**CONTACT FOR DETAILS**

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## PROPERTY OVERVIEW

# INNES STATION

Retail space available in the newly redeveloped Innes Station. The multi-tenant building is adjacent to a road extension connecting lighted intersections at Faith Rd. and E. Innes Street, allowing two direct signalized access points into the center. Phase 2 of Innes Station includes an outparcel allowing for up to 3,500 SF available for ground lease or build-to-suit. The signalized access of the subject site makes this opportunity extremely attractive amongst other opportunities on E. Innes Street with limited access.

## PROPERTY DETAILS

**Address** 1519-1527 E. Innes Street | Salisbury, NC 28146  
Outparcel: 234 Faith Road | Salisbury, NC 28146

**Square Footage** 2,000 - 4,000\* SF Available for Lease (\*Can be combined)  
0.88 AC Outparcel - Ground Lease or BTS  
Outparcel can accommodate up to 3,500 SF

**GLA** 11,300 SF Existing Multi-Tenant Building

**Access** Excellent accessibility from Innes Street and I-85

**Parking** 95+ onsite parking spaces

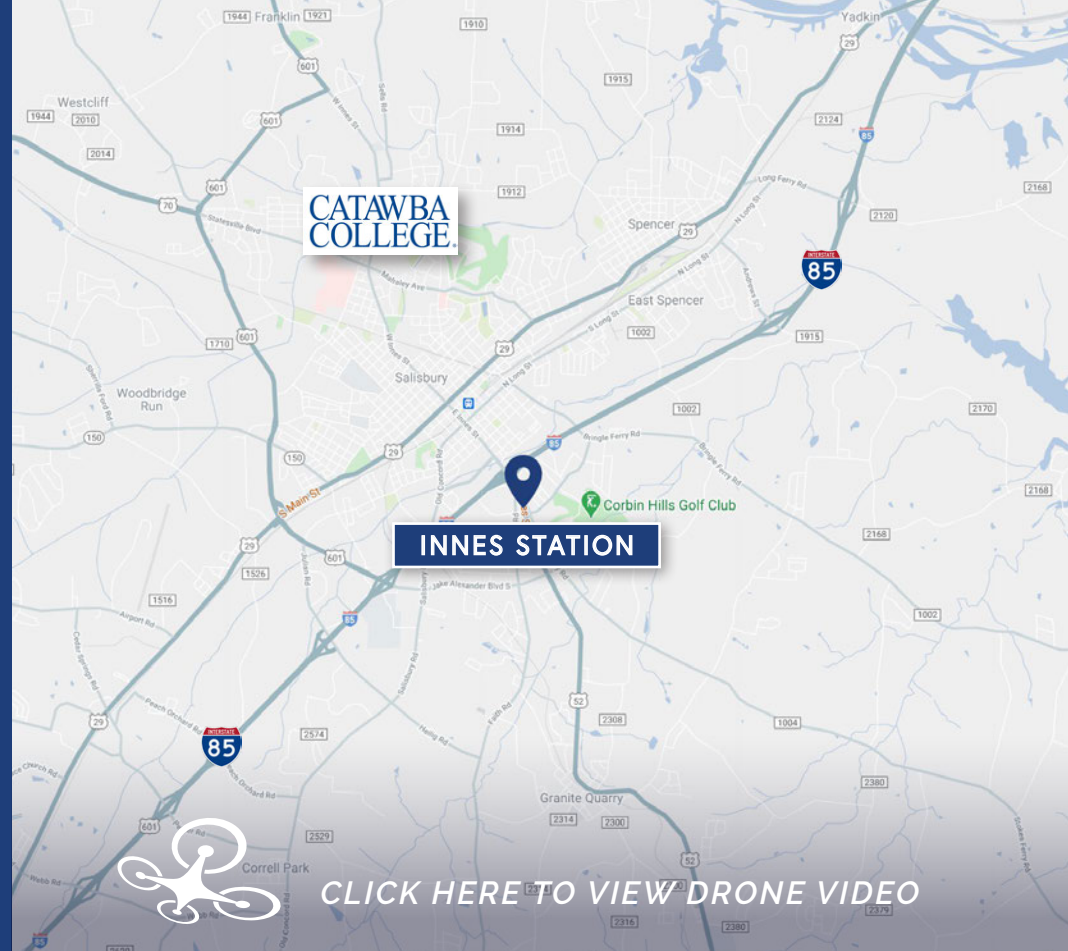
**Co-Tenants** Buffalo Wild Wings, Chipotle

**Traffic Counts** E. Innes Street | 29,500 VPD  
Faith Rd. | 9,200 VPD

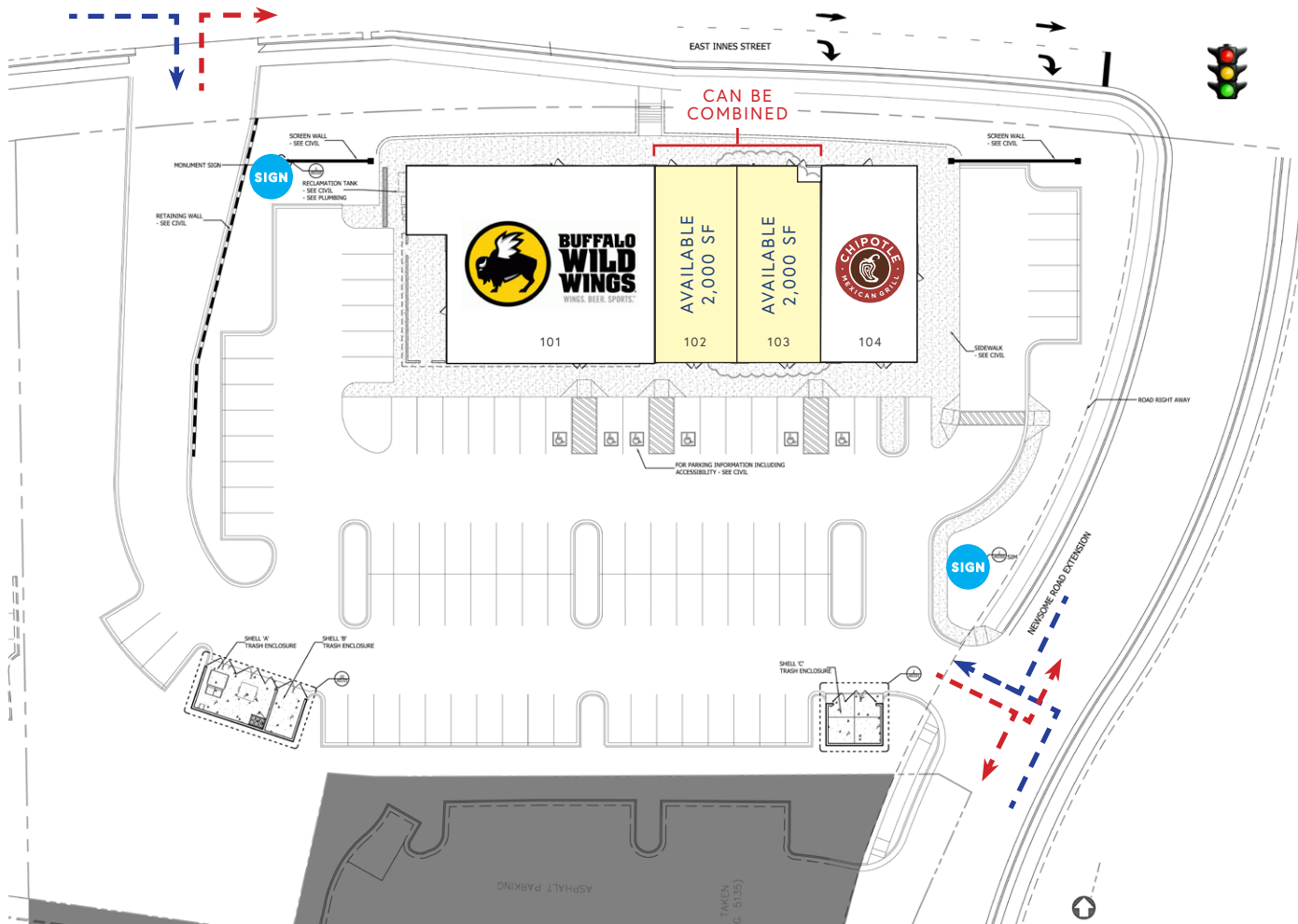
**Lease Rate** \$25.00/SF NNN  
Outparcel: Call for Leasing Details

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	4,634	30,252	53,340
Avg. Household Income	\$48,561	\$56,513	\$60,954
Median Household Income	\$37,618	\$39,803	\$43,293
Households	2,006	11,832	20,543
Daytime Employees	3,863	24,993	32,336



# PHASE I - AVAILABLE SPACE



TENANT ROSTER		
101	Buffalo Wild Wings	5,000 SF
102	2nd Generation Retail AVAILABLE	2,000 SF
103	Cold Dark Shell AVAILABLE	2,000 SF
104	Chipotle	2,300 SF



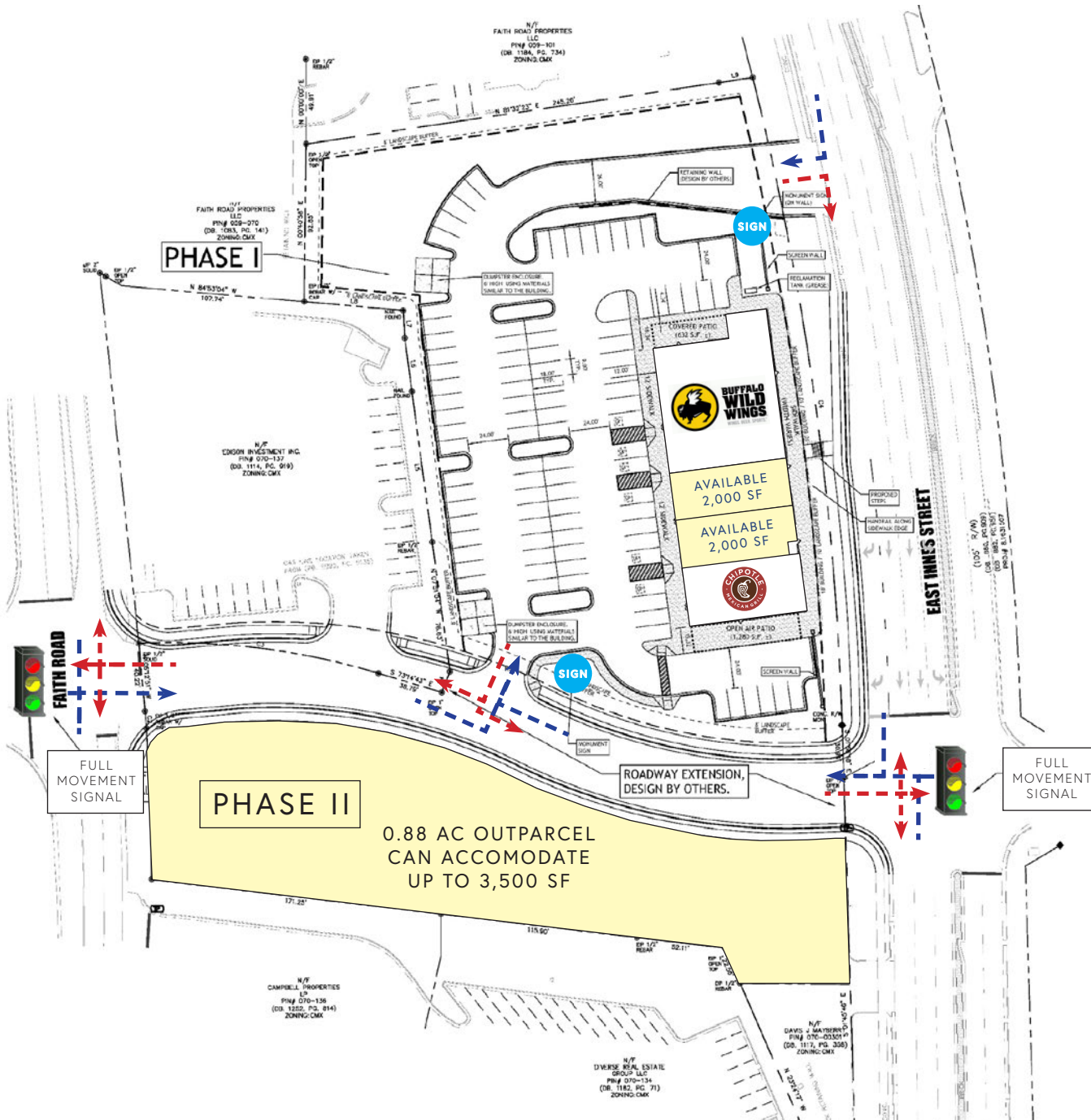
AVAILABLE SPACE



PHASE II - AVAILABLE OUTPARCEL



SITE PLAN



# MARKET OVERVIEW



# SALISBURY NORTH CAROLINA

Salisbury is the oldest continually populated colonial town in the western region of North Carolina. Salisbury is noted for its historic preservation, with five Local Historic Districts and ten National Register Historic Districts. Salisbury is a unique city with historic main street charm where public art is a mainstay in the city's physical, cultural and economic profile. Salisbury is the home to North Carolina soft drink, Cheerwine, regional supermarket, Food Lion and Rack Room Shoes.



THE CITY OF  
**Salisbury**  
— North Carolina —



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DEVELOPED AND OWNED BY:

**STANCHION**

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.