

INNES STATION

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



CONTACT FOR DETAILS

JOSH BEAVER
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Available for Sale or Lease

0.88 AC OUTPARCEL AVAILABLE FOR SALE, GROUND LEASE OR BUILD-TO-SUIT

PROPERTY OVERVIEW

INNES STATION

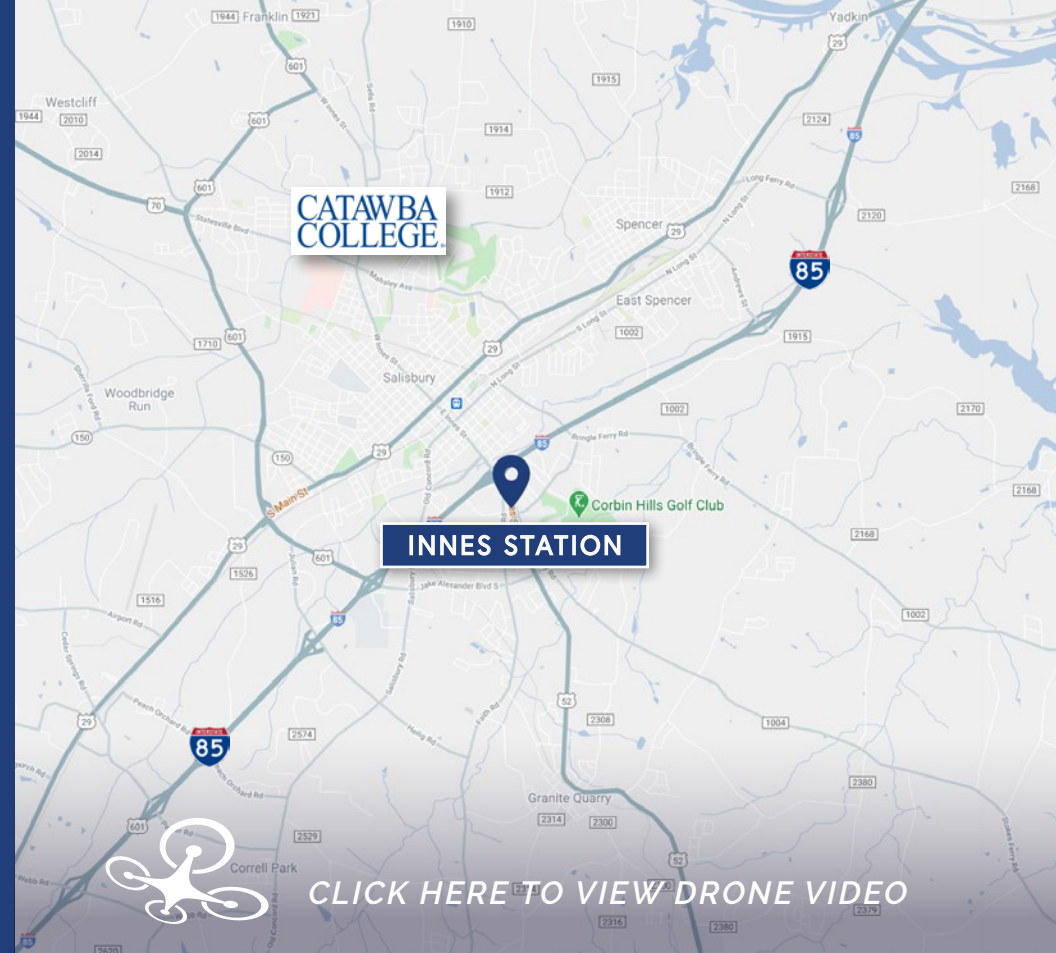
This newly developed multi-tenant building is adjacent to a road extension connecting lighted intersections at Faith Rd. and E. Innes Street, allowing two direct signalized access points into the center. Phase 2 of Innes Station includes an outparcel allowing for up to 3,500 SF available for sale, ground 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 | 0.88 AC Outparcel - For Sale, 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 |
| Tenants | Buffalo Wild Wings, Chipotle, My Eyalab, Pivot Physical Therapy |
| Traffic Counts | E. Innes Street 29,500 VPD Faith Rd. 9,200 VPD |
| Pricing | Call for Details |

DEMOGRAPHICS

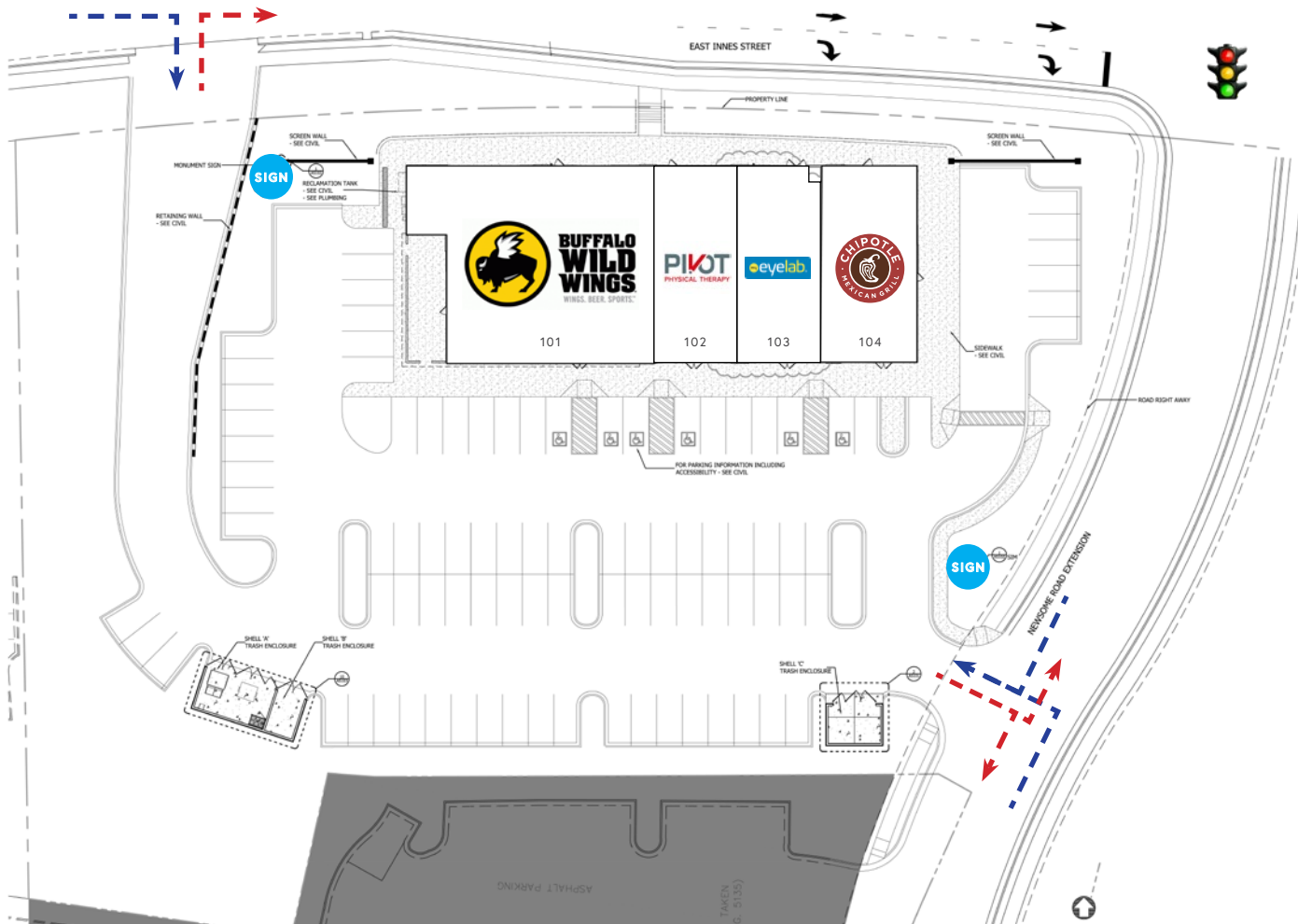
| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| 2020 Population | 4,634 | 30,252 | 53,340 |
| Avg. Household Income | \$48,561 | \$56,513 | \$60,954 |
| Median Household Income | \$37,618 | \$39,803 | \$43,293 |
| Households | 2,006 | 11,832 | 20,543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



[CLICK HERE TO VIEW DRONE VIDEO](#)



PHASE I - AVAILABLE SPACE



| TENANT ROSTER | | |
|---------------|------------------------|----------|
| 101 | Buffalo Wild Wings | 5,000 SF |
| 102 | Pivot Physical Therapy | 2,000 SF |
| 103 | My Eyelab | 2,000 SF |
| 104 | Chipotle | 2,300 SF |



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

ASSET PARTNERS



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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.