



122 E Innes Street

Salisbury, North Carolina 28144



Available for Sale

+/- 10,000 SF Mixed-Use Property in Downtown Salisbury

Property Overview

122 E Innes Street Available for Sale

122 E. Innes St. presents a rare opportunity to own a distinctive, mixed-use property in the heart of downtown Salisbury. Offering approximately 10,000 square feet, this versatile building is ideal for commercial, residential, or live/work use.

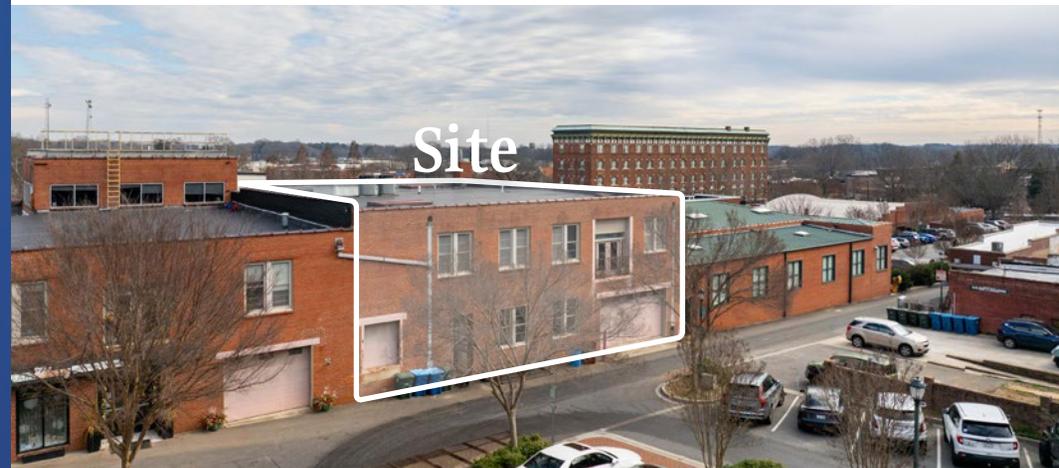
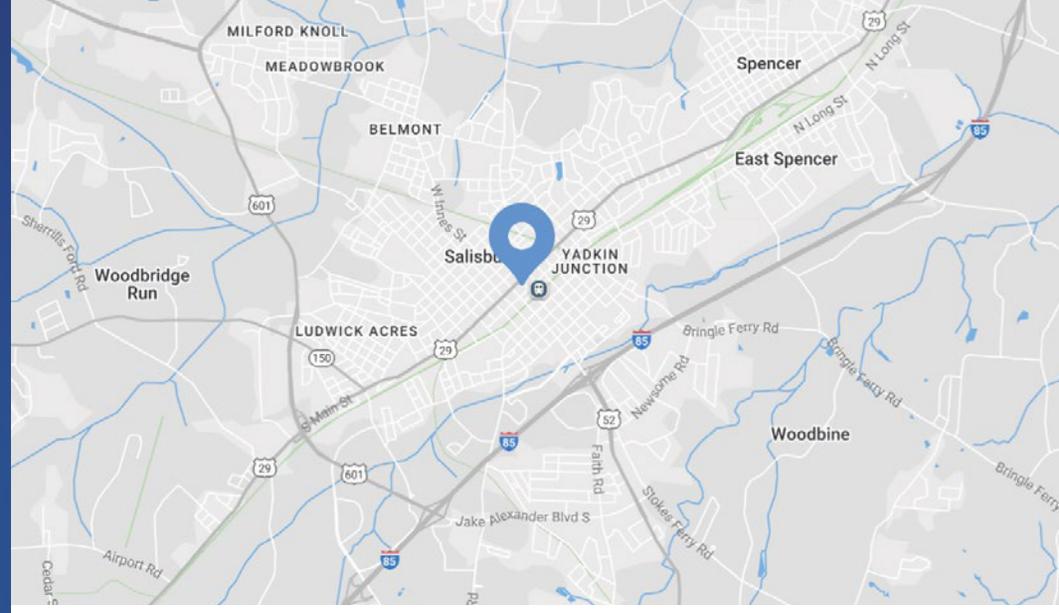
The property features multiple levels, including an upper-level loft, expansive open spaces, and a freight elevator, allowing for a wide range of configurations. The layout has already been approved to be divided into up to three separate spaces, providing excellent flexibility for investors, owner-users, or developers.

Additional highlights include a two-car garage, strong structural character, and a prime location surrounded by restaurants, retail, offices, and cultural destinations. An HOA is in place with no HOA dues, adding to the appeal.

Perfect for creative office, retail, studio space, residential conversion, or mixed-use redevelopment, this is a truly unique offering in one of Salisbury's most desirable downtown locations.

Property Details

Address	122 E Innes Street Salisbury, NC 28144
Availability	+/- 10,000 SF Available for Sale
Use	Mixed Use
Zoning	DMX - Downtown Mixed-Use
Parking	2 car garage, additional free parking available and 2 HR free business parking spaces available
Access	Back alley of the Flowers Building allows access through the back door, lower level, and upper level of the building
Traffic Counts	E Innes St 32,500 VPD I-85 81,500 VPD
Sale Price	\$1,200,000



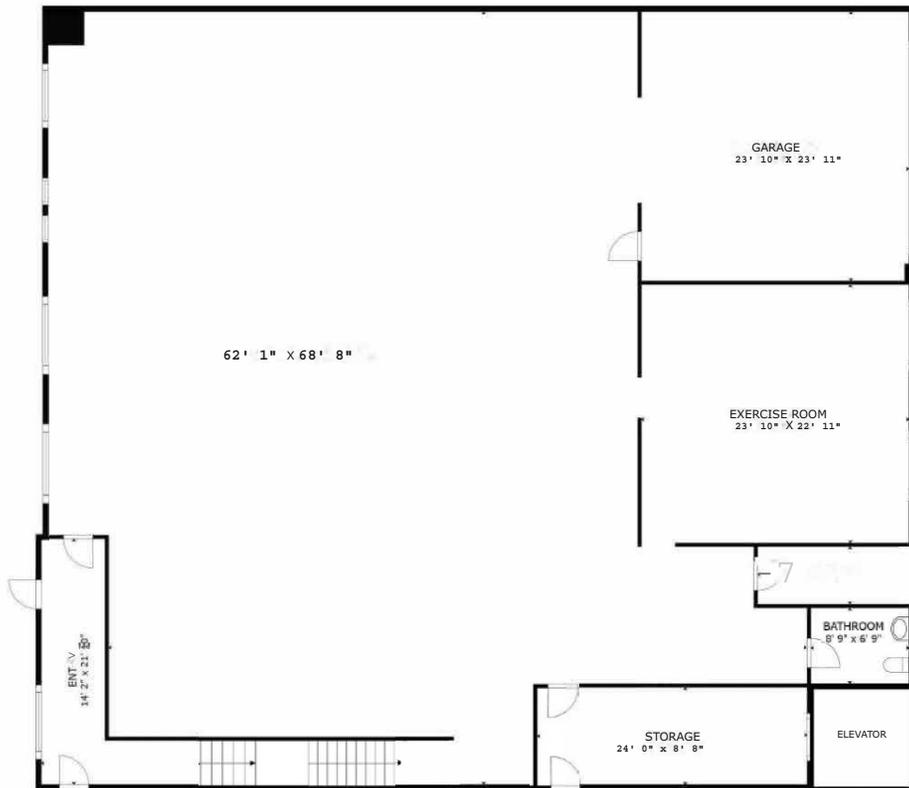
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	8,595	34,632	58,746
Avg. Household Income	\$62,280	\$89,024	\$89,138
Median Household Income	\$39,961	\$61,010	\$61,444
Households	3,203	14,008	23,778
Daytime Employees	11,492	29,511	35,982

Available

+/- 10,000 SF

 Virtual Tour

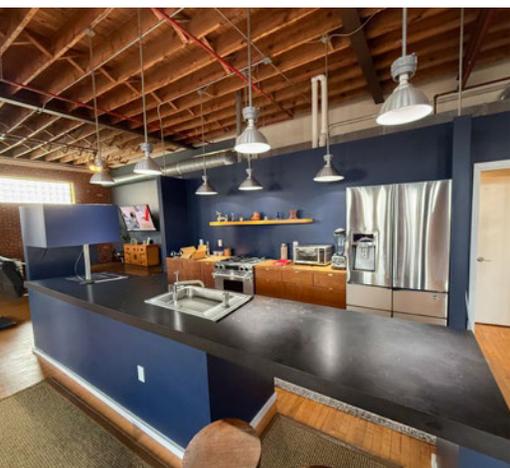
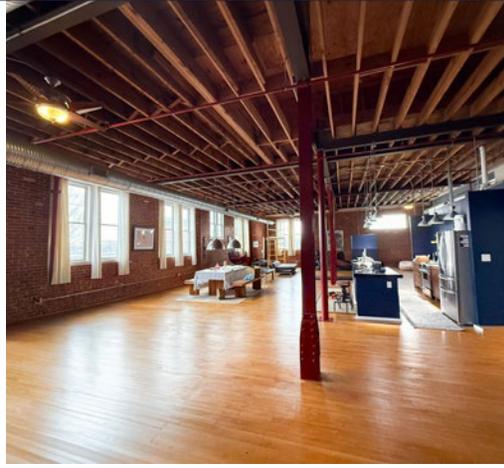


First Floor

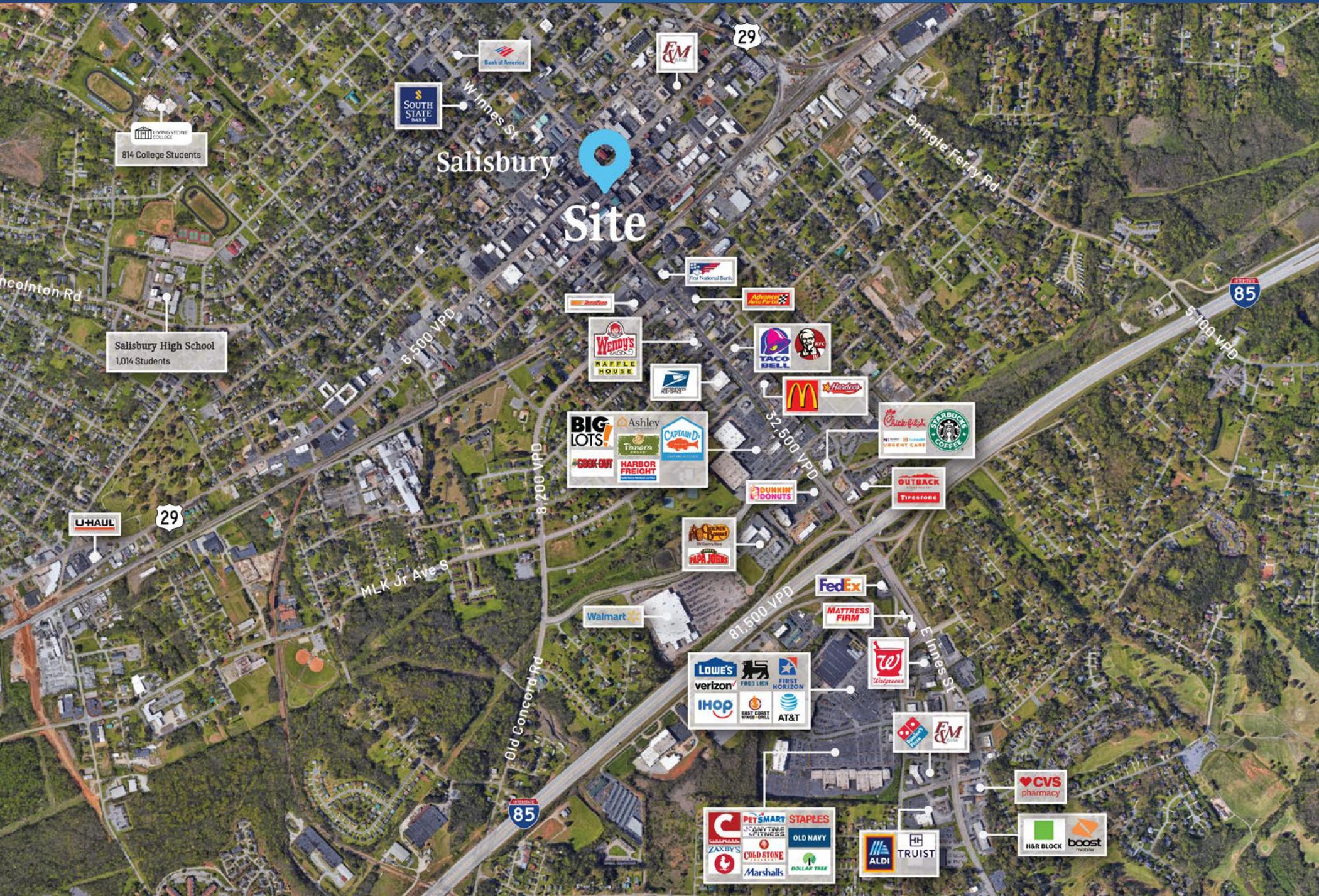


Second Floor

Property Photos



Market Overview



Salisbury

North Carolina

Only 43 miles from Charlotte, 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 in the Charlotte MSA 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.





Salisbury



Site

6,560 VPD

32,500 VPD

E Innes St

N Lee St

Contact for Details

Michelle Bennett

(336) 669-7120

mbennett@thenicholscompany.com

Lauren Bremer

(704) 749-5729

lbremer@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.