

FOR LEASE — DOWNTOWN MERCANTILE | RENOVATED | CUSTOMIZABLE SUITE

**111 Salem Street
Thomasville, NC 27360**

11,200 SF Total | Suites from 1,300 SF to 5,500 SF | M1 Zoning — Wide Mercantile Use | TIA Available | Large Private Parking Lot



<p>LEASE RATE</p> <p>\$12.00/SF NNN</p> <p>Triple Net — Tenant Pays Expenses</p>	<p>TOTAL BUILDING</p> <p>11,200 SF</p> <p>Fully Renovated Exterior — Ready to Customize</p>	<p>SUITES FROM</p> <p>1,300 SF</p> <p>Up to 5,500 SF for Anchor Tenant</p>
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111 Salem Street is a freshly renovated commercial building in the heart of downtown Thomasville — a blank canvas ready for the right tenant. **Flexible suite sizes from 1,300 to 5,500 SF**, permissive **M1 mercantile zoning**, a large private parking lot, and a **Tenant Improvement Allowance (TIA)** offered by the owner/contractor make this a standout downtown opportunity.

PROPERTY HIGHLIGHTS

- ❖ **11,200 SF — Downtown Thomasville** Prime address in Thomasville's active downtown district
- ❖ **Suites: 1,300 to 5,500 SF** Flexible configurations — right-sized for any business
- ❖ **Newly Renovated Exterior** White facade, modern black trim — outstanding curb appeal
- ❖ **Interior Gutted & Move-In Ready** Clean slate — build out exactly what you need
- ❖ **TIA — Owner/Contractor** Tenant improvement allowance available; bring your vision
- ❖ **Large Private Parking Lot** Generous on-site parking — rare for a downtown property

EXTERIOR PHOTOGRAPHY



Newly renovated exterior — white facade with modern black trim. Large surface parking lot surrounds the building on two sides. Thomasville's iconic downtown water tower visible from the property.

FLEXIBLE SPACE CONFIGURATIONS

Entry Suite	~1,300 SF	\$12.00/SF NNN	~\$1,300/mo	Boutique, salon, studio, small office, specialty retail
Mid Suite	~1,900 SF	\$12.00/SF NNN	~\$1,900/mo	Professional office, showroom, service business, gallery
Double Suite	~2,600 SF	\$12.00/SF NNN	~\$2,600/mo	Fitness studio, medical/dental, food service, co-working
Large Suite	~3,900 SF	\$12.00/SF NNN	~\$3,900/mo	Restaurant, anchor retail, training center, event space
Anchor User	Up to 5,500 SF	\$12.00/SF NNN	~\$5,500/mo	Single-occupant anchor — custom layout, maximum presence
FULL BUILDING	11,200 SF	Negotiate	Contact Broker	Multi-tenant campus or single owner/user

M1 ZONING — PERMITTED USES

M1 (Mercantile) zoning in Thomasville supports a **wide variety of commercial uses** including:

- Retail stores & boutiques
- Restaurants & food service
- Personal services (salon, spa, studio)
- Medical & dental offices
- Fitness & wellness centers
- Professional & business offices
- Showrooms & galleries
- Event venues & co-working

TENANT IMPROVEMENT ALLOWANCE

The property owner is also an **experienced contractor** — offering a **Tenant Improvement Allowance (TIA)** to qualified tenants who commit to a term lease.

This means:

- Custom buildout funded in part by ownership
- Work performed by owner's experienced crew
- Faster delivery — no third-party contractor delays
- Finish level and layout tailored to your business

Inquire with Scott Beane, Broker, for TIA details and qualification terms.

BUILDING & LEASE SPECIFICATIONS

Total Building:	11,200 SF
Suite Range:	1,300 SF to 5,500 SF (flexible)
Lease Rate:	\$12.00/SF/Year NNN
Lease Type:	Triple Net (NNN)
Zoning:	M1 — Mercantile (City of Thomasville)
TIA:	Available — inquire for details

Exterior:	Newly Renovated — White/Black Modern
Interior:	Gutted & Ready for Tenant Buildout
Parking:	Large Private Surface Lot — On-Site
Location:	Downtown Thomasville — Salem Street
Visibility:	High-Traffic Downtown Corridor
Availability:	Immediate

PROPERTY NOTES

- The interior has been fully gutted — providing a clean, open canvas for tenant buildout. No demo costs, no surprises. Suites can be designed from the ground up to fit your exact business needs.
- The owner/contractor's TIA program is a significant advantage — rather than negotiating with a distant landlord, tenants work directly with an experienced builder who can deliver custom finishes at competitive cost and speed.
- M1 mercantile zoning is among the most flexible commercial categories — accommodating retail, service, food, wellness, office, and light industrial uses without rezoning or special use permits for most business types.
- Suites can be combined or partitioned to any size between approximately 1,300 SF and 5,500 SF — making this property suitable for a single anchor user, a few mid-sized tenants, or a mix of smaller operators.
- The large private parking lot is a standout amenity for a downtown location — providing immediate, free, on-site parking for customers and employees, removing a key barrier for downtown retail.

LOCATION — DOWNTOWN THOMASVILLE | DAVIDSON COUNTY, NC

111 Salem Street sits at the heart of **downtown Thomasville** — Davidson County's second-largest city and a community undergoing active revitalization. The property benefits from a prominent Salem Street address with high daily traffic, direct proximity to city services, and connectivity to the broader **Piedmont Triad interstate network** via Business 85 and I-85 just minutes away. Thomasville's downtown district is experiencing renewed investment, foot traffic, and business formation — making this an ideal time to establish a commercial presence.

HIGHWAY ACCESS

- Business 85 (Bus-85) – Direct access, <1 mile
- I-85 – Montgomery, AL to Petersburg, VA (~4 mi)
- I-40 – Via High Point, ~15 min
- I-73 / I-74 – Via High Point, ~20 min
- NC Hwy 109 – Direct connector south to Asheboro
Full Piedmont Triad interstate network within 20 min

RAIL & AIR

- Norfolk Southern – Regional & continental freight nearby
- CSX Transportation – Intermodal & bulk services
- Piedmont Triad Int'l Airport (GSO) – ~25 min
FedEx Mid-Atlantic Air Hub on-site at GSO
- Charlotte Douglas Int'l (CLT) – ~85 miles
- High Point Transit – Regional connectivity

DEEP WATER PORTS

- **Port of Wilmington, NC** – ~200 mi | 42' deep channel
- **NC Ports Inland Terminal** – Near High Point, ~15 min
- **Port of Charleston, SC** – Major SE container port
- **Port of Savannah, GA** – Largest SE port by volume
- **Port of Norfolk (Hampton Roads), VA** – Atlantic hub

DOWNTOWN THOMASVILLE

- Salem Street — high-traffic downtown commercial corridor
- Walking distance to City Hall, courthouse, & civic center
- Active downtown revitalization investment underway
- Close to established restaurants, retail & services
- Historic water tower landmark — excellent identity & visibility

PROXIMITY TO KEY MARKETS

Market	Distance	Travel Time	Key Features
Downtown Thomasville, NC	On-site	—	City Hall, courthouse, civic district — immediate access
Lexington, NC	~12 mi	~14 min	Davidson County seat; I-85; major commercial corridor
High Point, NC	~12 mi	~15 min	Industrial hub; Bus 85; Furniture Market city; I-40/73/74
Greensboro, NC	~25 mi	~28 min	Triad anchor; PTI Airport; FedEx hub; financial center
Winston-Salem, NC	~28 mi	~32 min	Medical, tech & manufacturing hub; Wake Forest University
Asheboro, NC	~25 mi	~28 min	Randolph County seat; I-74 corridor; growing industrial market
Charlotte, NC	~85 mi	~1 hr	SE financial hub; CLT Int'l Airport
Raleigh-Durham, NC	~90 mi	~1.25 hr	Research Triangle; RDU Airport; tech & pharma hub

MARKET DEMOGRAPHICS — THOMASVILLE & DAVIDSON COUNTY, NC

Thomasville anchors the southern end of Davidson County — a community of nearly **175,000 residents** with a rich manufacturing heritage and growing consumer economy. Known as "**The Chair City**," Thomasville is undergoing downtown revitalization driven by local investment, small business formation, and a supportive city government. The broader **Piedmont Triad MSA** — home to 1.75 million residents — provides a deep consumer and workforce base within easy reach.

27,400+	174,800+	\$55,200
Thomasville Population Davidson County: 174,800+	Davidson County Pop. 22nd Largest County in NC	Median Household Income Davidson County — 2023 Estimate

WORKFORCE & COMMUNITY PROFILE

Davidson County Labor Force	~84,000	Employment Rate	~95%
Median Resident Age	~40 years	Homeownership Rate	~66%
Major County Employers	Caterpillar, Childress Klein, Lexington Medical, Publix	Key Industry Sectors	Manufacturing, Healthcare, Retail, Logistics
Colleges (within 30 min)	Davidson-Davie CC, High Point Univ., GTCC	Triad MSA Population	1,754,528+
Downtown Investment	Active revitalization — new businesses, streetscaping & grants	"Chair City" Identity	Strong local pride — repeat patronage culture

WHY THOMASVILLE FOR YOUR BUSINESS?

- Downtown Revitalization Momentum:** Thomasville's city center is actively growing — new businesses, streetscape improvements, and public investment are driving foot traffic and consumer spending.
- M1 Zoning Flexibility:** Few downtown properties offer M1 zoning with this level of buildout flexibility — the permissive use list accommodates virtually any retail, service, or food concept.
- Triad Interstate Access:** Business 85 and I-85 provide direct access to the full Piedmont Triad network — High Point, Greensboro, Winston-Salem all within 30 minutes.
- Owner-Contractor TIA Advantage:** A landlord who is also a contractor is a rare and powerful combination — faster buildout, direct communication, and a genuine financial stake in your success.
- Parking as a Competitive Advantage:** The large private lot eliminates one of downtown retail's biggest friction points — customers park free, close, and conveniently every visit.
- Affordable Lease in Prime Location:** \$12.00/SF NNN in a newly renovated downtown building with TIA available represents exceptional value — particularly as Thomasville's downtown appreciates.

LEASING SUMMARY

\$12.00/SF NNN
Annual Lease Rate

11,200 SF
Total Building

From 1,300 SF
Suites to 5,500 SF

KEY FACTS AT A GLANCE

Address	111 Salem Street, Thomasville, NC 27360	Total Building	11,200 SF
Suite Range	~1,300 SF to ~5,500 SF (flexible)	Lease Rate	\$12.00/SF/Year NNN
Zoning	M1 — Mercantile (City of Thomasville)	TIA	Available — Owner is contractor; inquire
Exterior	Newly Renovated — White/Black Modern Facade	Interior	Gutted — Clean Canvas for Tenant Buildout
Parking	Large Private Surface Lot — On-Site	Location	Downtown Thomasville — Salem Street
Lease Type	Triple Net — Tenant Pays Taxes, Insurance, CAM	Availability	Immediate

CONTACT — EXCLUSIVELY LISTED BY LINDSAY COMMERCIAL PROPERTIES

SCOTT BEANE, BROKER

Commercial Real Estate Broker

Direct: (336) 687-0831

Office: (336) 886-1200

License: NC Licensed Broker

LINDSAY COMMERCIAL PROPERTIES

Retail | Mercantile | Office | Industrial

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All information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price or other conditions prior to lease, or withdrawal without notice. Prospective tenants should conduct their own due diligence independently.