

FOR LEASE

RETAIL/OFFICE
Salisbury, NC

NORTHSTATE
PROPERTY ADVISORS



1406 W Innes Street

Salisbury, NC 28144

Located along a highly trafficked portion of Innes Street in Salisbury, NC, this prime retail and medical office space for lease offers exceptional exposure in the heart of the market. With direct proximity to Novant Health Rowan Medical Center and the W.G. Hefner VA Medical Center, the property is ideally suited for a wide range of medical, healthcare, and professional office uses, while its ground-floor access and strong visibility make it equally attractive for retail tenants.

The space has been recently demoed back to a warm vanilla shell condition, providing a flexible layout ready for a tenant's custom build-out to meet specific needs. Recent capital improvements include renovations to the parking lot, building façade, and roof, ensuring the property is in excellent condition.

This location combines high traffic counts, strong visibility, and medical corridor adjacency, making it a standout opportunity for businesses seeking a strategic Salisbury commercial lease.

- Salisbury: Corridor Mixed-Use Zoning
- Suite C: ±4,965 SF
- \$14 PSF Base Rent
- TICAM: \$1.72/SF
- 4.38 parks per 1,000 SF



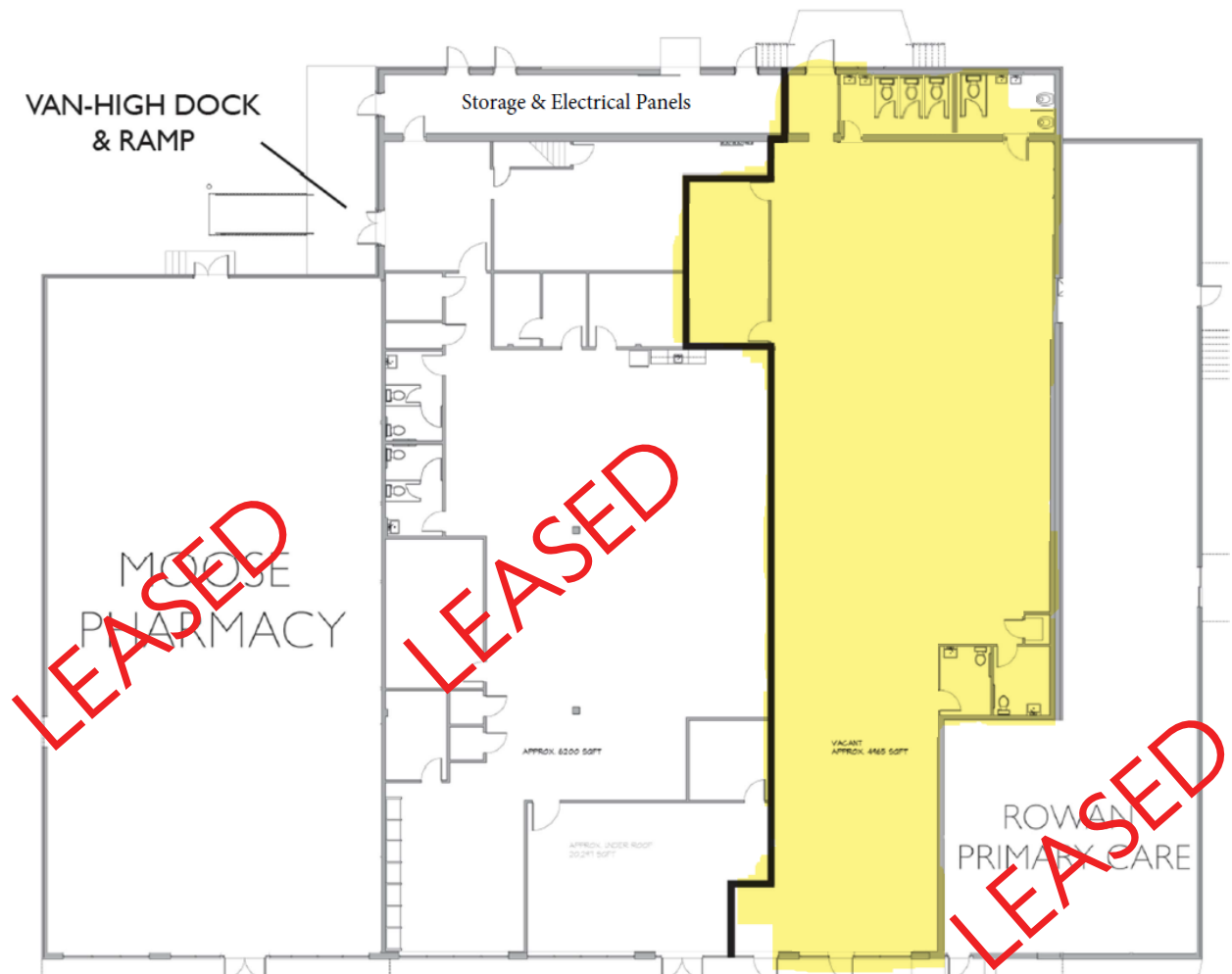
704.782.7777
nparealestate.com

AVAILABILITY

Suite C

±4,965 Square Feet

\$14 PSF MG





DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius
Population	5,060	26,110
Households	3,327	15,201
Unemployment Rate	6.22%	6.18%
Average Household Income	\$52,458	\$47,646
Median Household Income	\$36,032	\$35,561

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