

SALE

THE HARDIMAN BUILDING

131 E Innes St Salisbury, NC 28144



PROPERTY DESCRIPTION

The Hardiman Building presents a rare opportunity to acquire a fully renovated historic mixed-use investment property located in the heart of Downtown Salisbury's premier retail corridor. Situated prominently on the corner of East Innes Street, the city's primary commercial and pedestrian thoroughfare, the property benefits from strong visibility, consistent foot traffic, and proximity to Salisbury's most established restaurants, boutiques, and local businesses.

Originally constructed with historic character and architectural significance, the building has undergone an extensive renovation totaling approximately \$2 million in capital improvements, completed with approval from the Historic Salisbury Foundation. The result is a beautifully restored asset that blends historic charm with modern infrastructure and tenant functionality.

The ±20,000 square foot building spans 3 levels including a basement, featuring a diversified mix of retail and office tenants that provide immediate in-place cash flow. The first floor is anchored by a well-established restaurant tenant that has

PROPERTY DESCRIPTION CONT

successfully operated in the location for over 10 years, benefiting from strong downtown demand and visibility along Innes Street.

Each level is separately metered, allowing for operational flexibility and efficient expense management. The property includes an elevator servicing multiple floors, enhancing accessibility and long-term tenant appeal.

With income, significant recent renovations, and a prime corner location within Salisbury's revitalized downtown district, The Hardiman Building offers investors a turnkey historic asset with both stability and long-term upside potential.

TENANT OCCUPIED - PLEASE DO NOT DISTURB WITHOUT EXPRESSED PERMISSION

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PROPERTY HIGHLIGHTS

- Premier Downtown Location – Positioned on East Innes Street, Salisbury's primary retail and dining corridor with strong pedestrian activity.
- Iconic Corner Building – Highly visible corner positioning providing excellent frontage and tenant exposure.
- Extensively Renovated Asset – Approximately \$2 Million invested in renovations approved by the Historic Salisbury Foundation.
- Mixed-Use Income Producing Property – Diverse mix of retail and office tenants generating current cash flow.
- Long-Standing Restaurant Anchor – First-floor restaurant tenant operating successfully for over 10 years.
- 20,000 SF Across 3 Levels – Includes basement level offering flexible leasing opportunities.
- Separately Metered Utilities – Second & third floors, basement, and restaurant all separately metered. New HVAC System – Installed for restaurant space.
- Elevator Served Building – Enhances accessibility and tenant usability.
- Strong Downtown Revitalization Momentum – Located within Salisbury's growing downtown district.
- Parcel ID 0105526

OFFERING SUMMARY

Sale Price:	\$2,000,000
Number of Units:	18
Lot Size:	0.11 Acres
Building Size:	20,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	386	885	3,196
Total Population	1,007	2,224	7,972
Average HH Income	\$50,292	\$51,023	\$59,641

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PHOTOS

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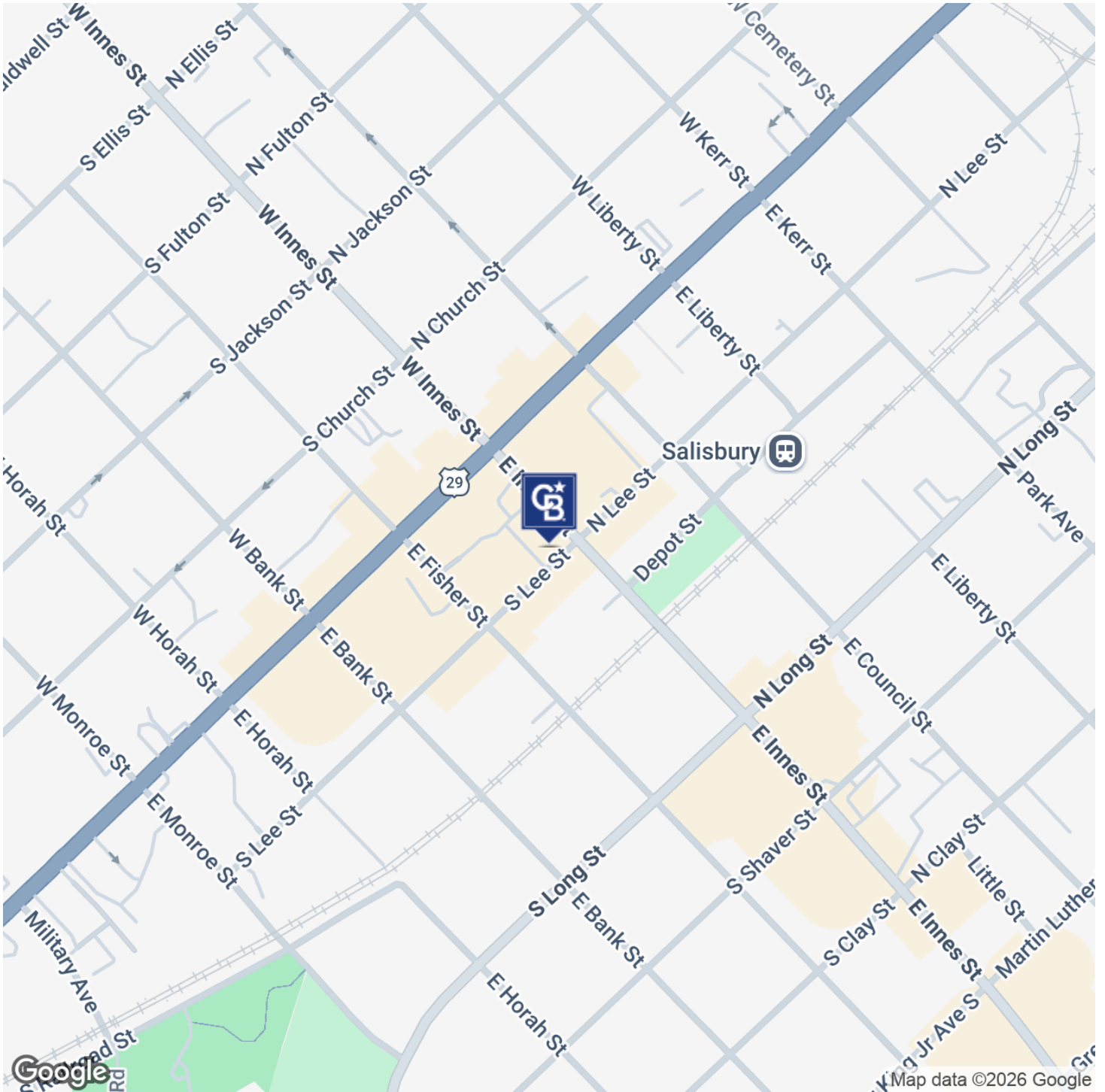


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LOCATION MAP

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RETAILER MAP

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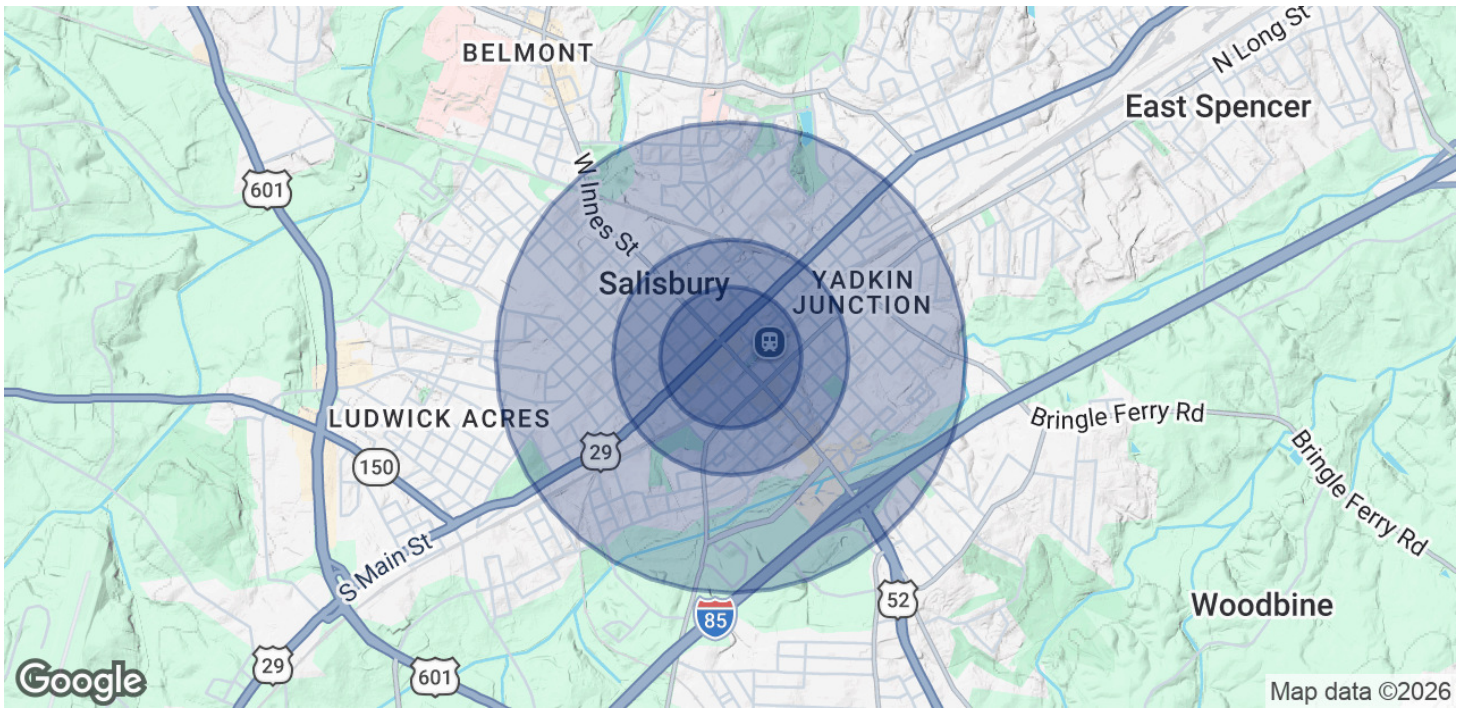


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,007	2,224	7,972
Average Age	42	41	39
Average Age (Male)	41	39	38
Average Age (Female)	45	43	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	386	885	3,196
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$50,292	\$51,023	\$59,641
Average House Value	\$265,539	\$259,390	\$249,213

Demographics data derived from AlphaMap

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