

**INNES STREET STATION
SALISBURY, NORTH CAROLINA**



815 East Innes St
Salisbury, NC 28144



For more information, please contact:



WILSON GLASGOW
704.319.4942
hwglasgow@astonprop.com

2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com

±6,319 sf AVAILABLE

HIGH-VISIBILITY LOCATION

Prominent positioning on East Innes Street, immediately off I-85, providing easy access and strong visibility to passing traffic.

STRONG CO-TENANCY & ANCHORS

Surrounded by national retailers including Big Lots, Harbor Freight, and Ashley Furniture—driving consistent retail traffic to the corridor.

HIGH TRAFFIC COUNTS

80,000 vehicles per day on I-85 and 29,000 on East Innes Street ensure a steady flow of local and regional customers.

GROWING TRADE AREA

Salisbury serves as the main retail hub of Rowan County, drawing from over 148,000 regional residents, with steady population growth and a balanced consumer base.

**BIG
LOTS!**

**MATTRESS
Warehouse**™

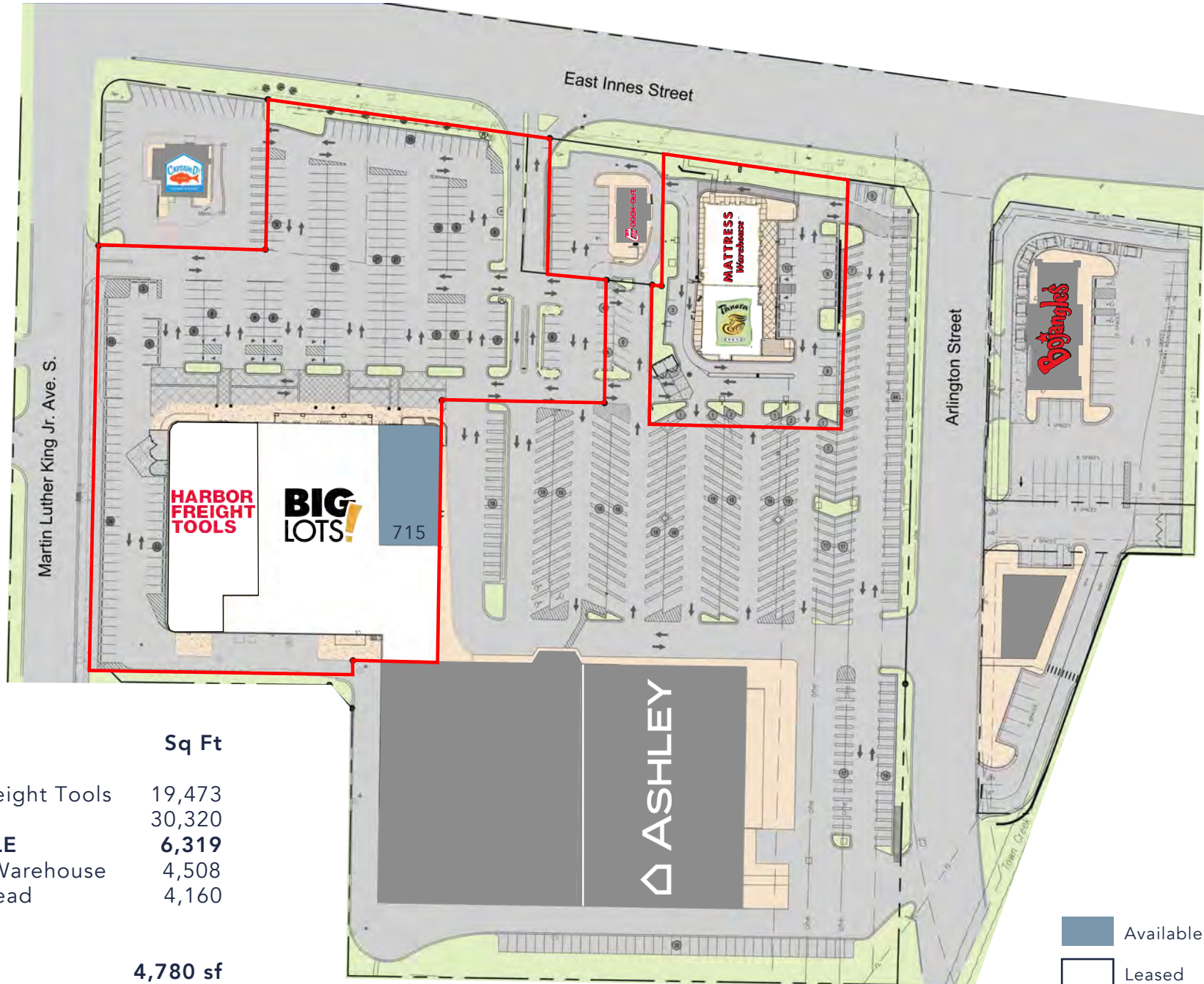
**HARBOR
FREIGHT
TOOLS**



DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	6,683	32,911	58,051
DAYTIME POPULATION	7,953	22,812	30,001
AVG HH INCOME	\$61,551	\$85,839	\$87,545

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Shop Tenant	Sq Ft
705 Harbor Freight Tools	19,473
711 Big Lots	30,320
715 AVAILABLE	6,319
821 Mattress Warehouse	4,508
825 Panera Bread	4,160
TOTAL	4,780 sf

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