

**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

**±4,508-6,319 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.

### **DEMOGRAPHICS**

| <i>RADIUS</i>      | <i>1 MILE</i> | <i>3 MILES</i> | <i>5 MILES</i> |
|--------------------|---------------|----------------|----------------|
| 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       |
| <b>715 AVAILABLE</b>     | <b>6,319</b> |
| <b>821 AVAILABLE</b>     | <b>4,508</b> |
| 825 Panera Bread         | 4,160        |

**TOTAL 4,780 sf**

Available  
 Leased

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