



FOR LEASE

Retail With Character

113 West Fisher Street
Salisbury, NC 28144

3,000 SF | **\$15.00**
AVAILABLE | SF/YR



Mortice Commercial Real Estate
126 Arlington Ave SE
Concord, NC 28025
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Property Overview



3,000 SF
AVAILABLE SF



\$15
ASKING RATE SF/YR



1900
YEAR BUILT



0.040
LOT SIZE



3,000
BUILDING SQFT



0101563
PARCEL ID



Commercial
ZONING



Rowan
COUNTY



24'
FRONTAGE



35.666772,-80.471613
COORDINATES



2
LEVELS

EXECUTIVE SUMMARY

Distinctive Multi-Level Retail / Office Opportunity in Downtown Salisbury

Featuring approximately **3,000 square feet**, this distinctive downtown property combines historic character with thoughtful recent improvements and a truly unique multi-level layout. Exceptional ceiling heights have allowed for split-level, mezzanine-style floors (Levels 1.5 and 2.5), creating a dramatic, open environment rarely found in a traditional downtown storefront.

The **first floor** is filled with natural light from two large display windows and features polished concrete flooring, open sightlines, and a decorative metal railing overlooking the space from Level 1.5. A **new storefront awning** further enhances the building's street presence and visibility.

The **upper levels** feature warm hardwood flooring, flexible layouts, and built-in shelving remaining from the property's history as a clothing store. **New windows spanning the rear of the second floor** bring additional natural light into the space, complementing the front-facing windows and creating a bright, inviting environment throughout. The property also features **two newly remodeled bathrooms** with updated finishes.

From the second floor, enjoy a direct view of Salisbury's iconic **Crossroads mural**, a striking 127' x 48' depiction of turn-of-the-century life that adds a unique sense of place and connection to downtown Salisbury.

Located just steps from **Bell Tower Green Park**, the property is surrounded by restaurants, shops, entertainment, and gathering spaces in the heart of highly walkable Downtown Salisbury. The anticipated redevelopment of the nearby **Empire Hotel** adds to the continued investment and momentum in the immediate area.

With its dramatic ceiling heights, multiple mezzanine-style levels, abundant natural light, recent improvements, and historic architectural character, this property offers an exceptional setting for **retail, creative office, gallery, studio, showroom, or other destination-oriented concepts**.

PROPERTY HIGHLIGHTS

- Approximately **3,000 SF across multiple levels**, including distinctive split-level mezzanine floors (Levels 1.5 & 2.5)
- **Exceptional ceiling heights** create a dramatic, open interior rarely found in a downtown storefront
- **Two newly remodeled bathrooms** with updated finishes
- **New windows across the rear of the second floor** bring additional natural light into the upper level
- **Two large front display windows** provide excellent visibility and abundant natural light
- **New storefront awning** enhances the building's street presence and curb appeal
- **Polished concrete and hardwood flooring** provide a distinctive mix of modern and historic character
- **Decorative metal railing and open sightlines** visually connect the multiple levels
- **Built-in shelving and fixtures** offer flexibility for retail, studio, creative office, or gallery use
- **Direct second-floor view** of Salisbury's iconic **Crossroads mural**
- **Steps from Bell Tower Green Park** in the heart of walkable Downtown Salisbury
- Near the anticipated **Empire Hotel redevelopment** and continued investment in the downtown core
- Maximum capacity is 49 per fire marshal

ACCESSIBILITY



TRANSIT

Virginia S. Jordan, RD	1.5 mi
Salisbury	0.3 mi
S Main and Fisher St	199 ft



AIRPORTS

Concord-Padgett Regional Airport	24.0 mi
Mid-Carolina Regional Airport (RUQ)	3.2 mi
Stanly County Airport	25.1 mi



HIGHWAYS

I-85	1.0 mi
US Hwy 29	528 ft
US Hwy 70	528 ft

Space Available

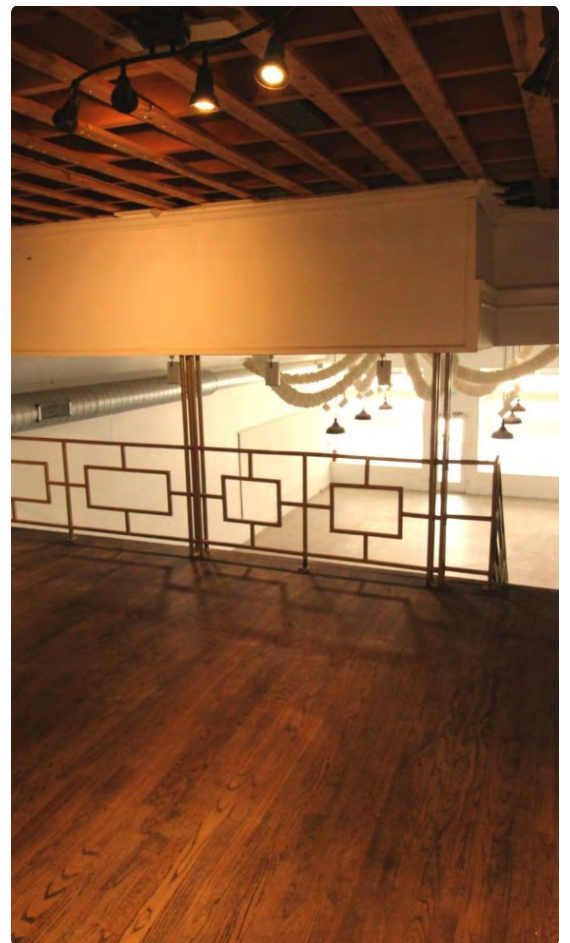
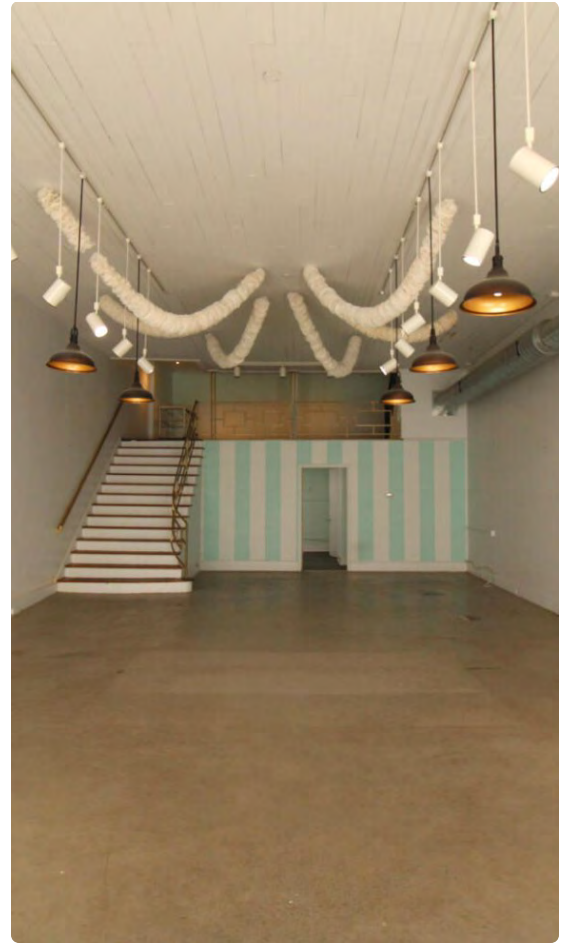
Available Space		\$15.00 SF/Yr
SF AVAILABLE	TERM	
3,000 SF	Negotiable	
TYPE	USE	
MG	Retail or Office	
Unique multi-level retail/office space in heart of downtown Salisbury.		



Photo Gallery



Photo Gallery



Market Overview



POPULATION
37,200

AREA
22.2 sq mi

ELEVATION
791 ft

TIME ZONE
Eastern Time Zone

COUNTY
Rowan County

INCORPORATED
1763

STATE
North Carolina

Market Overview: Salisbury, NC

Downtown Salisbury (/SAWLZ-ber-ee/) offers a compelling blend of historic character and forward momentum, making it one of the most authentic and increasingly sought-after downtowns in the region. With a population of approximately 37,000 and steady growth, Salisbury serves as the cultural and economic heart of Rowan County. The area is supported by a diverse employment base, including major employers such as Food Lion (headquartered locally), the Salisbury VA Health Care System, Novant Health Rowan Medical Center, and Daimler Truck North America, as well as a growing logistics presence from companies like Chewy. Its walkable downtown core is anchored by a vibrant mix of restaurants, boutiques, breweries, and civic assets, all complemented by continued public and private investment.

Momentum continues to build with catalytic projects like the redevelopment of the Empire Hotel, further enhancing downtown's appeal as a destination for both residents and visitors. Bell Tower Green Park has quickly become a central gathering space, driving consistent foot traffic through events and daily activity. Salisbury's rich architectural heritage, combined with its accessibility and strong sense of community, creates an ideal environment for businesses seeking a location that values both experience and authenticity. For retailers, service providers, and creative users alike, downtown Salisbury offers a unique opportunity to be part of a growing, energized district.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	8,330
Median HH Income	\$47,132
Households	3,172

3-MILE RADIUS

Population	35,349
Median HH Income	\$61,718
Households	14,465

5-MILE RADIUS

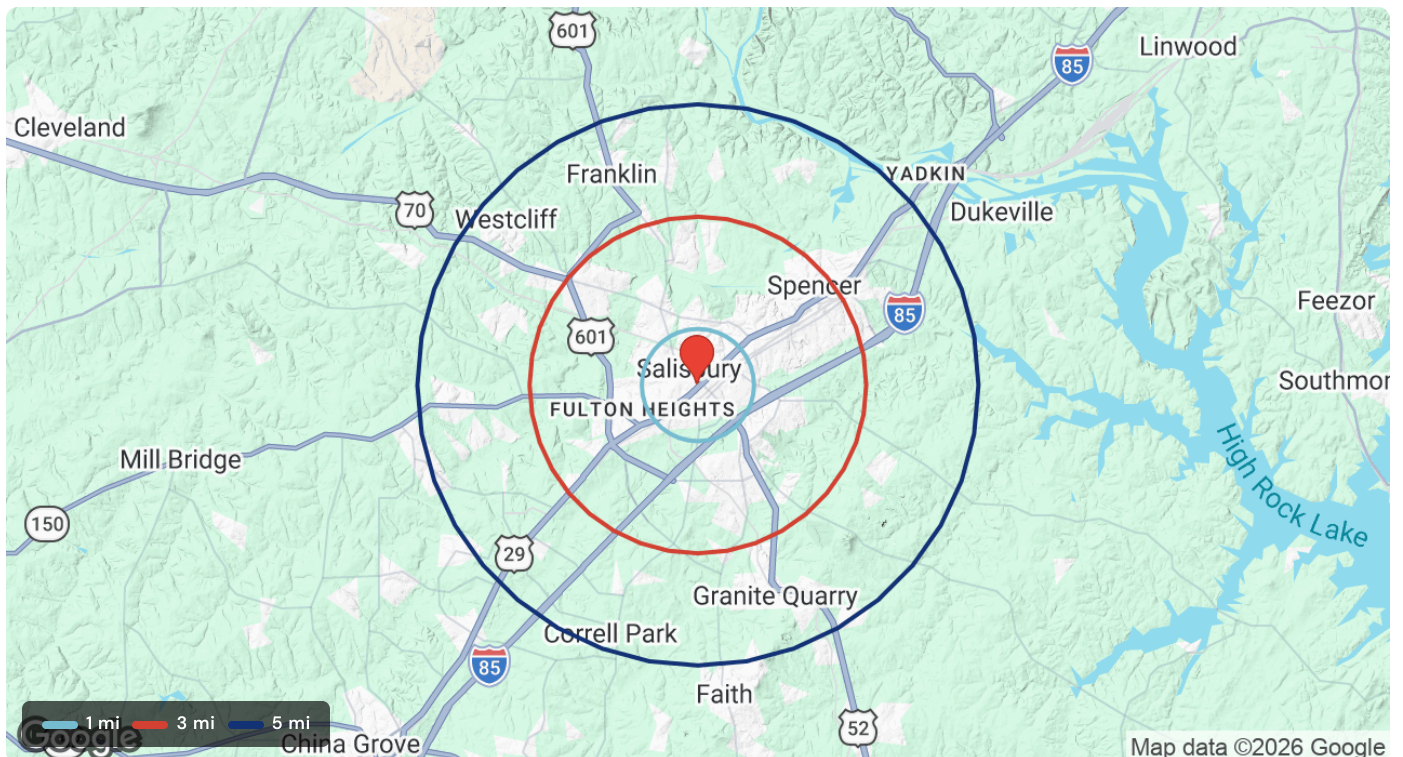
Population	59,390
Median HH Income	\$62,356
Households	24,271

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,144	30,443	49,736
2010 Population	7,723	31,152	52,126
2026 Population	8,330	35,349	59,390
2031 Population	8,401	36,657	61,316
2026-2031 Growth Rate	0.17 %	0.73 %	0.64 %
2026 Daytime Population	15,245	51,878	72,040

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,091	11,837	19,404	less than \$15,000	900	2,450	3,492
2010 Total Households	2,776	12,028	20,253	\$15,000-\$24,999	207	805	1,287
2026 Total Households	3,172	14,465	24,271	\$25,000-\$34,999	168	634	1,159
2031 Total Households	3,253	15,269	25,502	\$35,000-\$49,999	396	1,872	3,252
2026 Avg. Household Size	2.39	2.26	2.3	\$50,000-\$74,999	605	3,203	5,876
2026 Owner Occupied Housing	1,255	7,769	14,565	\$75,000-\$99,999	242	1,286	2,315
2031 Owner Occupied Housing	1,340	8,547	15,733	\$100,000-\$149,999	347	1,972	3,262
2026 Renter Occupied Housing	1,917	6,696	9,706	\$150,000-\$199,999	233	1,471	2,356
2031 Renter Occupied Housing	1,914	6,722	9,769	\$200,000 or greater	73	772	1,272
2026 Vacant Housing	446	1,560	2,353	Median HH Income	\$47,132	\$61,718	\$62,356
2026 Total Housing	3,618	16,025	26,624	Average HH Income	\$61,231	\$82,851	\$83,247





PRESENTED BY

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