

SALE

W INNES STREET

1014 W Innes St Salisbury, NC 28144



PROPERTY DESCRIPTION

1014 W Innes St is a highly visible tenant operated C-Store with recently updated pumps. Located along one of Salisbury's primary east-west corridors and within 1 mile of Catawba College and Livingstone College. The lot sits at a curved intersection, giving it strong frontage and exposure to daily traffic traveling into and out of downtown Salisbury. Efficiently positioned between W Innes Street and Old W Innes Street. Easy ingress/egress for passenger vehicles and service vehicles. Surrounded by mixed-use environment with retail, service commercial, light industrial, and residential.

OFFERING SUMMARY

Sale Price:	\$1,850,000
Number of Units:	1
Lot Size:	19,633 SF
Building Size:	1,612 SF

Azeem Hassan
(704) 475-0584



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PROPERTY HIGHLIGHTS

- Tenant Operated-Lease Expiring in March 2026
- Aprox 1,612 SQFT
- 0.47 AC Lot
- Recently updated pumps
- 2 pumps with 4 nozzles offering 87, 89, and 93 unleaded gas
- 2 underground tanks
- HVAC units replaced in the last 5 years
- Seller financing available with acceptable offer
- VPD aprox 16,573 per TrafficMetrix
- Parcel ID- 020-05001

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	339	890	2,801
Total Population	880	2,437	7,801
Average HH Income	\$64,878	\$64,746	\$65,951

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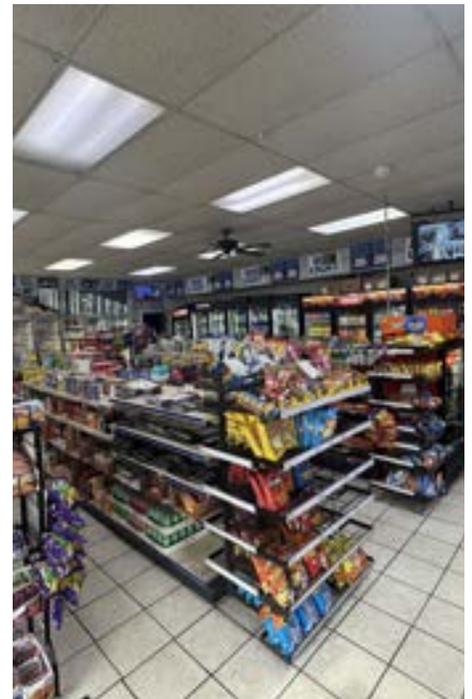


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PHOTOS

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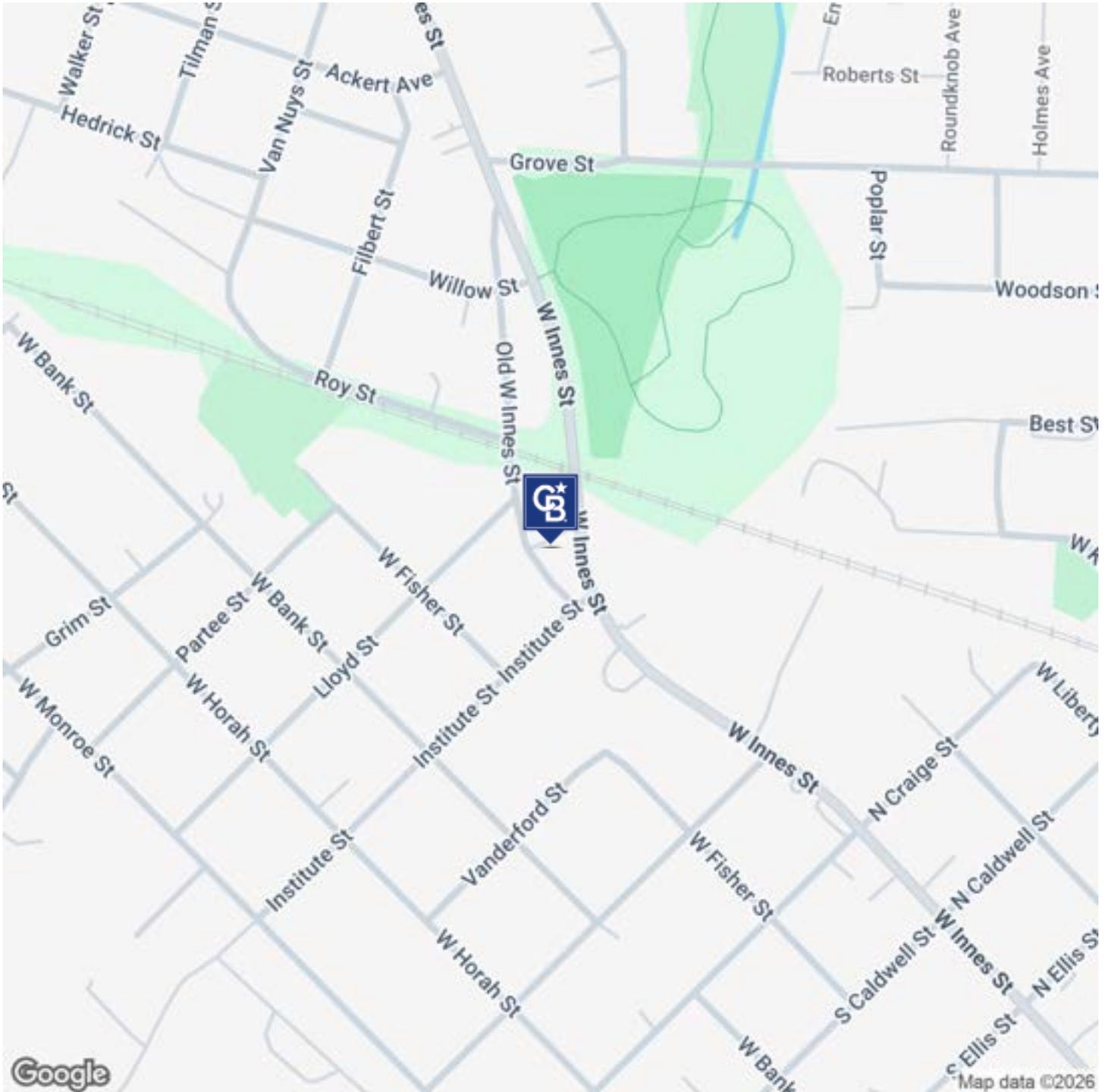


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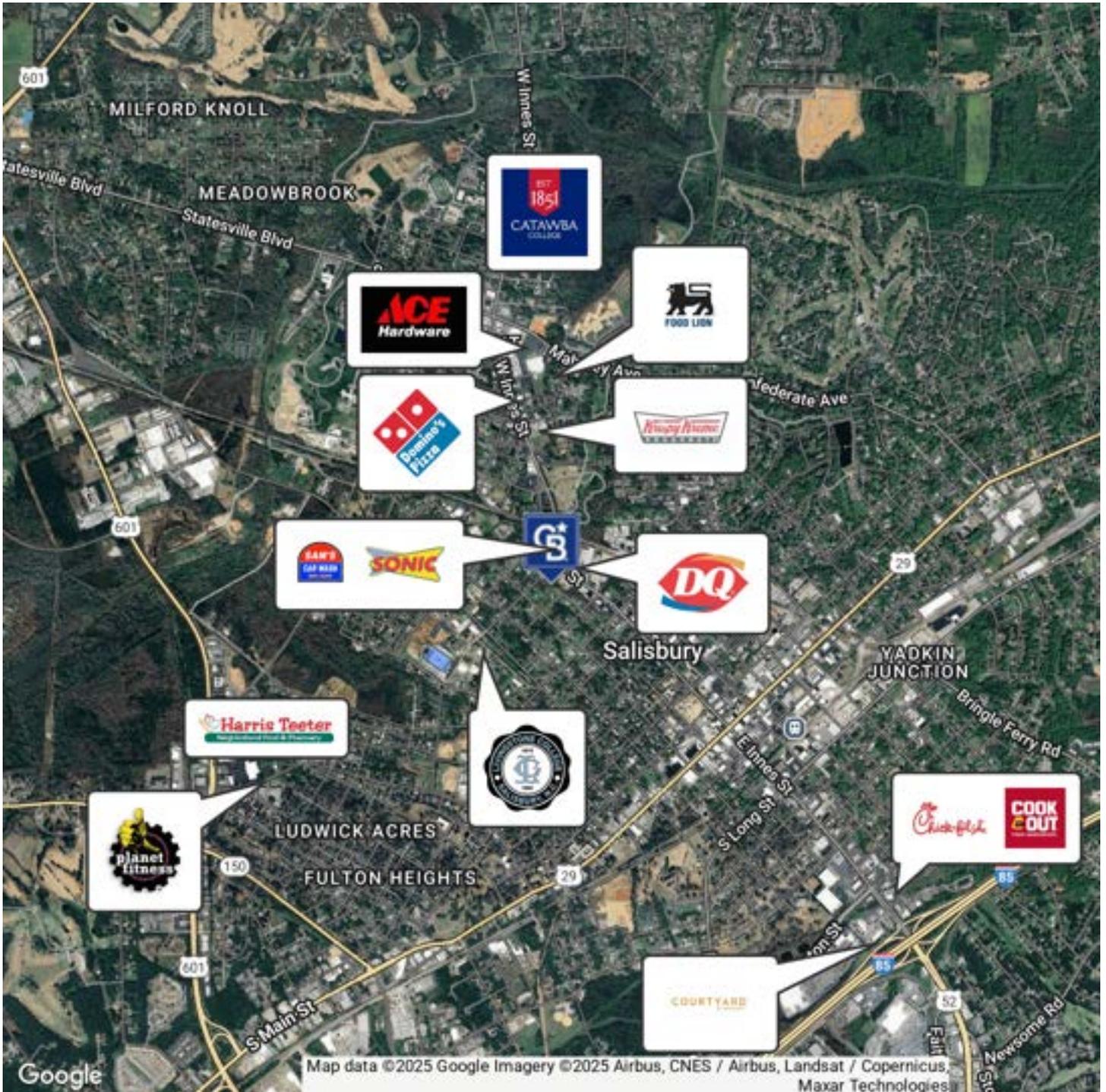


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RETAILER MAP

1014 W Innes St Salisbury, NC 28144



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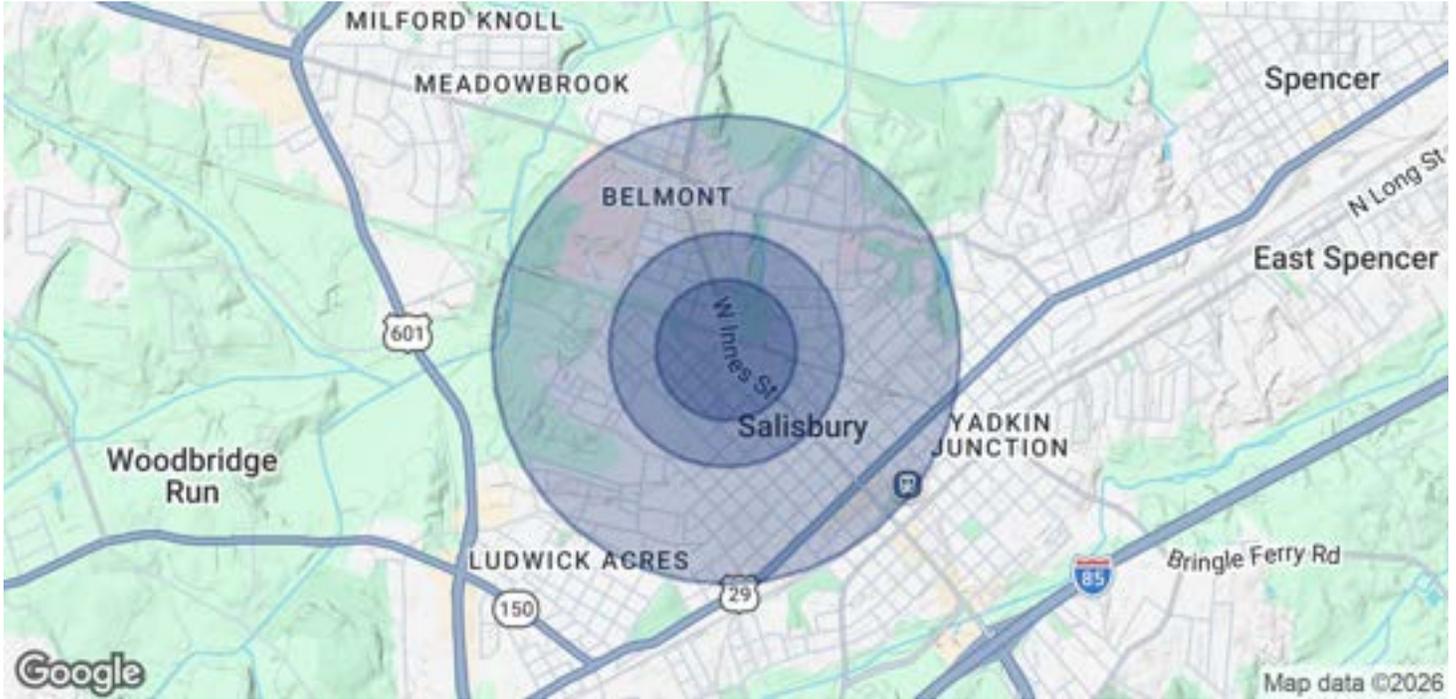


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	880	2,437	7,801
Average Age	37	37	38
Average Age (Male)	38	36	37
Average Age (Female)	37	37	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	339	890	2,801
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$64,878	\$64,746	\$65,951
Average House Value	\$252,124	\$252,563	\$273,278

Demographics data derived from AlphaMap

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