



FOR LEASE

Retail With Character

113 West Fisher Street

Salisbury, NC 28144

3,000 SF

AVAILABLE

\$15.00

SF/YR



Mortice Commercial Real Estate

126 Arlington Ave SE

Concord, NC 28025

704 684-1958

www.morticecre.com

Steven Tice, CCIM

Principal/Broker

704 794-2294 (Direct)

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Lic# NC 168957

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, the building's exceptional ceiling heights have allowed for the addition of split-level mezzanine-style floors (Levels 1.5 and 2.5), creating a dynamic, multi-dimensional environment rarely found in the market. A decorative metal railing overlooks the first floor from Level 1.5, adding both architectural interest and connectivity between levels.

The first floor is filled with natural light from two large display windows and features a clean, polished concrete floor—ideal for retail, gallery, or customer-facing uses.

The upper levels showcase warm hardwood flooring and flexible layouts, including built-in shelving from the property's history as a clothing store—perfect for merchandising, office, or studio use.

On the second floor, enjoy natural light and a direct view of Salisbury's iconic Crossroads mural, a striking 127' x 48' depiction of turn-of-the-century life that adds a strong sense of place and visual appeal.

Located just steps from Bell Tower Green Park, this property benefits from the energy of a highly walkable downtown, with restaurants, shops, and gathering spaces all nearby. The anticipated Empire Hotel project just around the corner continues to drive momentum, foot traffic, and investment into the area.

PROPERTY HIGHLIGHTS

- Approx. **3,000 SF across multiple levels**, including unique split-level mezzanine floors (Levels 1.5 & 2.5)
- **Exceptional ceiling heights** create an open, airy, and highly distinctive interior experience
- **Abundant natural light** from two large front display windows
- **Blend of materials** with polished concrete on the main level and hardwood

ACCESSIBILITY

TRANSIT

Virginia S. Jordan, RD	1.5 mi
Salisbury	0.3 mi
S Main and Fisher St	61 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	161 ft
US Hwy 70	161 ft

Space Available

Available Space

\$15.00 SF/Yr

SF AVAILABLE

3,000 SF

TERM

Negotiable

TYPE

MG

USE

Retail or Office

Unique multi-level retail/office space in heart of downtown Salisbury.



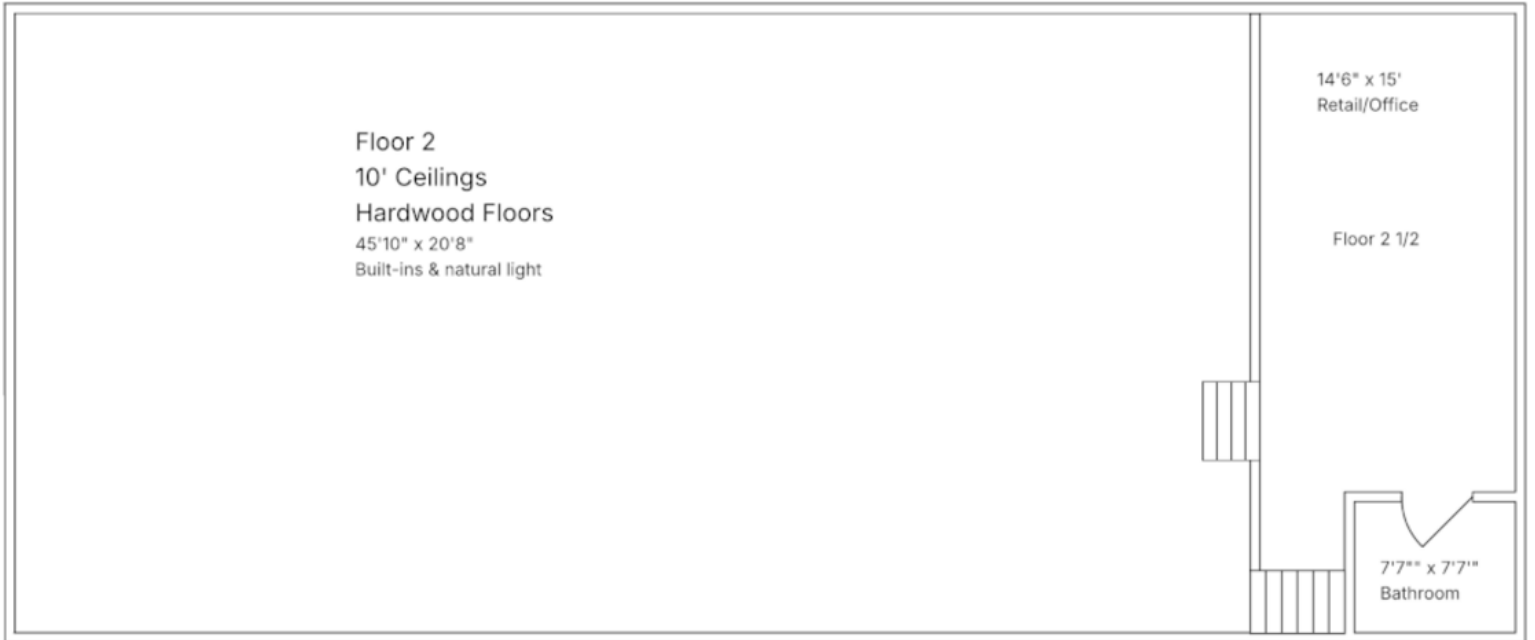
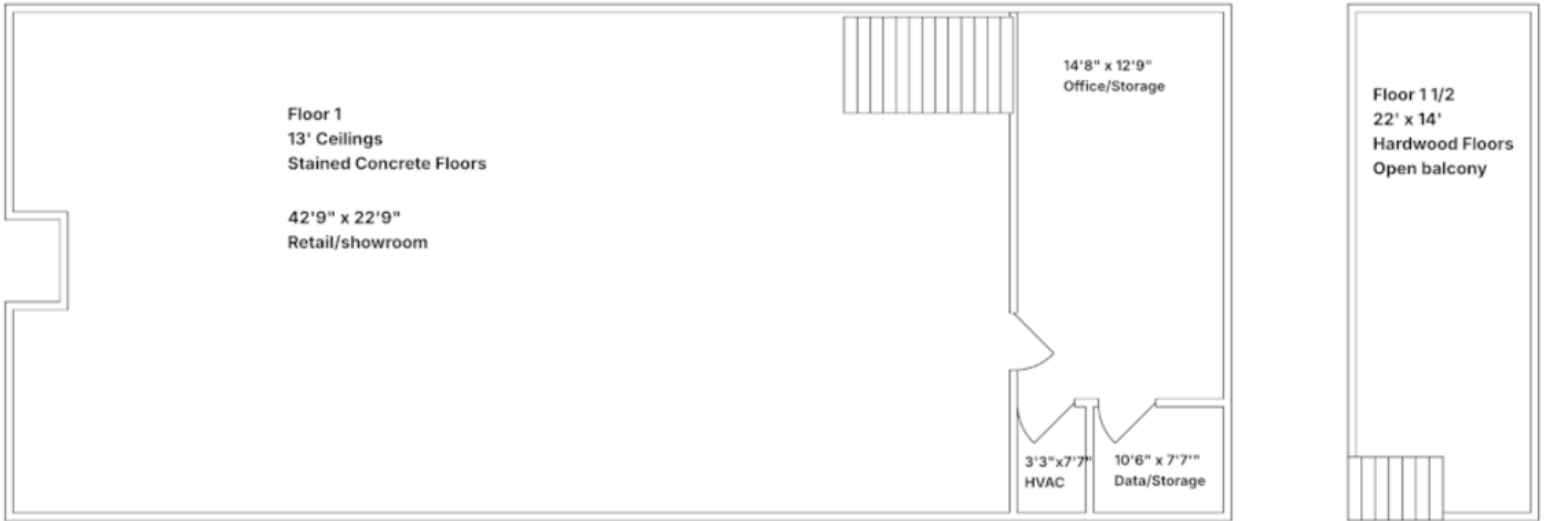
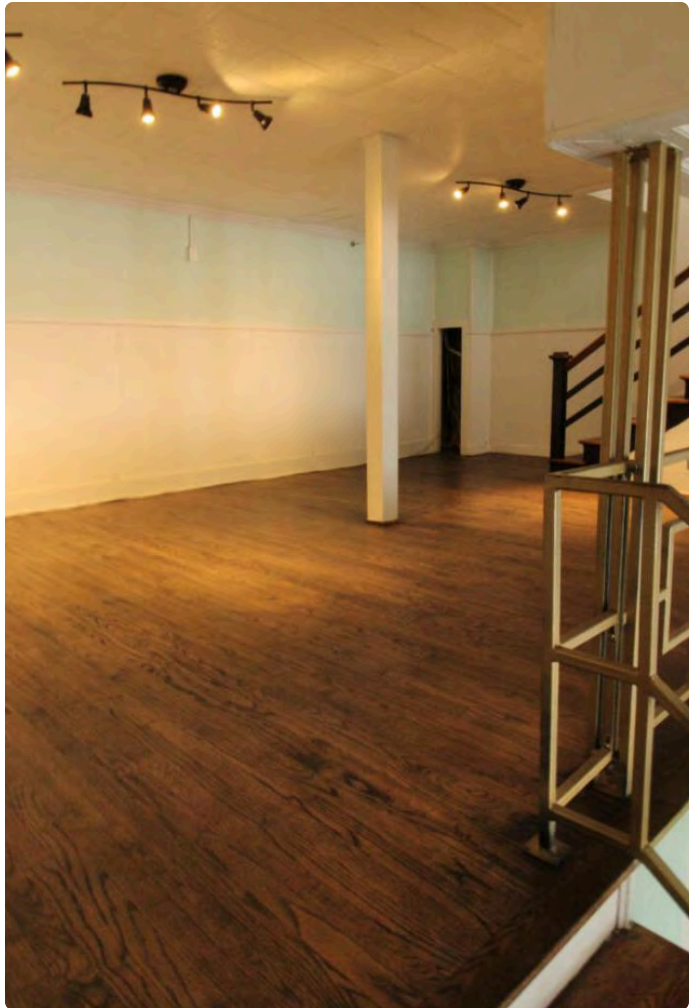


Photo Gallery





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

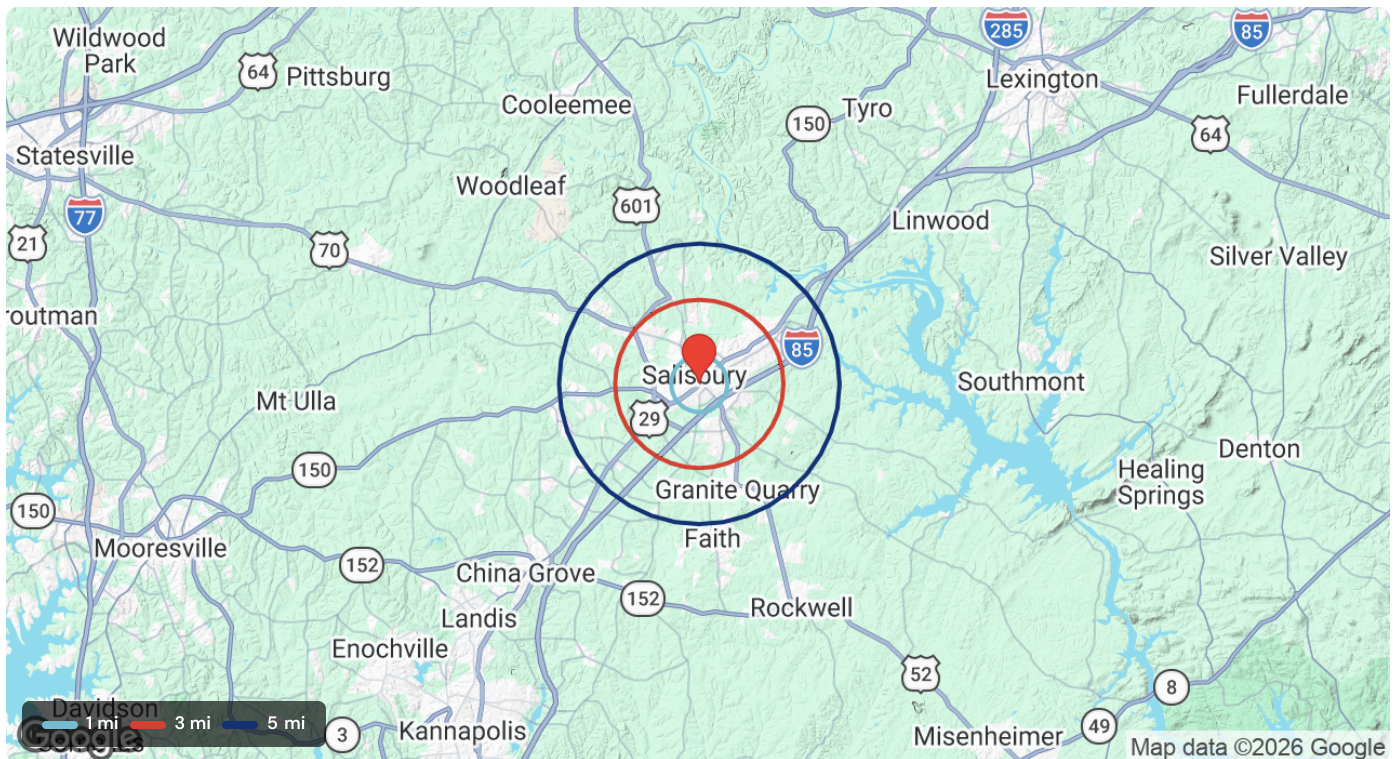
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	8,502	Population	34,700	Population	59,309
Median HH Income	\$43,638	Median HH Income	\$59,680	Median HH Income	\$61,368
Households	3,214	Households	14,037	Households	23,987

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,313	30,210	49,901
2010 Population	7,896	30,879	52,300
2025 Population	8,502	34,700	59,309
2030 Population	8,410	35,049	59,818
2025-2030 Growth Rate	-0.22 %	0.20 %	0.17 %
2025 Daytime Population	15,079	51,384	71,246

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,164	11,734	19,461	less than \$15,000	848	2,286	3,237
2010 Total Households	2,847	11,897	20,311	\$15,000-\$24,999	276	1,092	1,794
2025 Total Households	3,214	14,037	23,987	\$25,000-\$34,999	280	972	1,808
2030 Total Households	3,219	14,393	24,592	\$35,000-\$49,999	351	1,578	2,756
2025 Avg. Household Size	2.41	2.28	2.33	\$50,000-\$74,999	490	2,420	4,538
2025 Owner Occupied Housing	1,237	7,328	14,208	\$75,000-\$99,999	228	1,186	2,181
2030 Owner Occupied Housing	1,324	7,895	15,039	\$100,000-\$149,999	462	2,451	4,188
2025 Renter Occupied Housing	1,977	6,709	9,779	\$150,000-\$199,999	164	916	1,546
2030 Renter Occupied Housing	1,895	6,498	9,553	\$200,000 or greater	116	1,135	1,938
2025 Vacant Housing	430	1,477	2,339	Median HH Income	\$43,638	\$59,680	\$61,368
2025 Total Housing	3,644	15,514	26,326	Average HH Income	\$64,212	\$88,150	\$88,970





PRESENTED BY

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