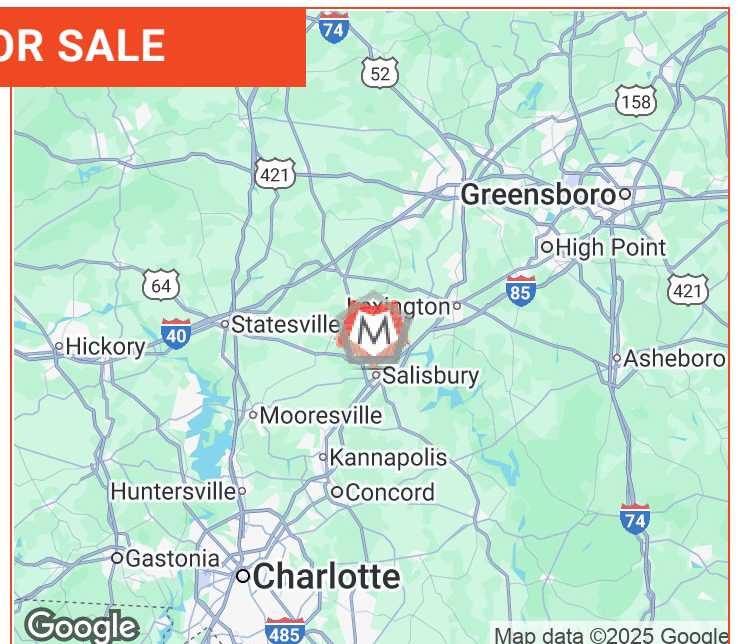




OFFICE BUILDING/ASSEMBLAGE FOR SALE

1236 West Innes Street
Salisbury, NC 28144

- 35,000 SF Office Building
- ±2.28-acre, 3-parcel assemblage
- Zoned CMX (Corridor Mixed-Use)



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OFFICE BUILDING/ASSEMBLAGE FOR SALE

1236 West Innes Street, Salisbury, NC 28144

PROPERTY SUMMARY



Property Description

CMX-zoned assemblage (+/-2.28 acres) available on West Innes Street, one of Salisbury’s busiest commercial corridors. The offering includes a ±35,000 SF office building with frontage on West Innes (ideal for office, adaptive reuse or redevelopment), plus two adjacent parking parcels across Old West Innes providing ±1.28 acres of expansion, parking, or pad site potential. Flexible zoning, high visibility, and proximity to Downtown Salisbury, Catawba College, Novant Health Rowan Medical Center, and the Veteran’s Affairs (VA) Medical Center.

Property Highlights

- ±2.28-acre, three-parcel assemblage (PID 020 048, 020 047, 020 046)
- Parcel 1: ±1.00 acre with ±35,000 SF office building, direct W Innes frontage
- Parcels 2 & 3: ±1.28 acres of adjacent parking lots across Old W Innes
- Zoned CMX (Corridor Mixed-Use) – broad range of permitted uses
- Located along one of Salisbury’s busiest commercial corridors (17,000+ VPD)
- Opportunity for redevelopment or adaptive reuse of existing office building with supporting parking
- Proximity to Catawba College, Downtown Salisbury, healthcare, and retail hubs

Offering Summary

Sale Price:	\$825,000
Lot Size:	2.28 Acres (combined)
Building Size:	35,000 SF

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ASSEMBLAGE



Parcel/Building Details

- ± 2.28 -acre, three-parcel assemblage (PID 020 048, 020 047, 020 046)
- Parcel 1: ± 1.00 acre with $\pm 35,000$ SF office building, direct W Innes frontage
- Parcels 2 & 3: ± 1.28 acres of adjacent parking lots across Old W Innes
- 35,000 SF Office Building offered as-is - exceptional opportunity for investors seeking value-add or redevelopment potential.



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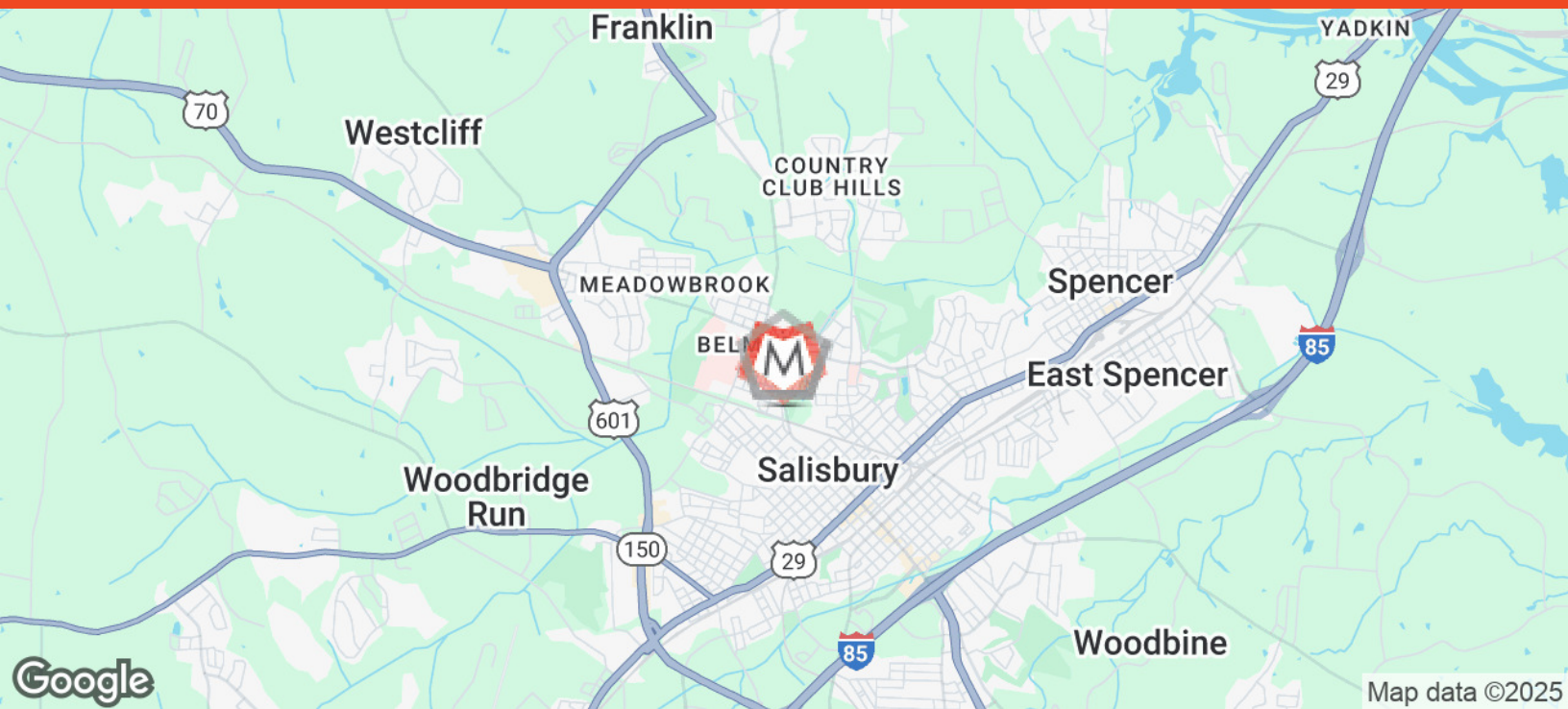
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DEMOGRAPHICS MAP & REPORT



Population	1 Mile	3 Mile	5 Mile
Total Population	8,250	35,930	57,058
Average Age	36	40	40
Households & Income	1 Mile	3 Mile	5 Mile
Total Households	2,816	14,408	22,685
# of Persons per HH	2.20	2.30	2.30
Average HH Income	\$39,116	\$47,277	\$52,637
Average House Value	\$165,984	\$188,196	\$200,396



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