

Full Service Restaurant

SALE PRICE: \$1,699,000 | LEASE RATE: \$23.00 psf NNN

Location Overview:

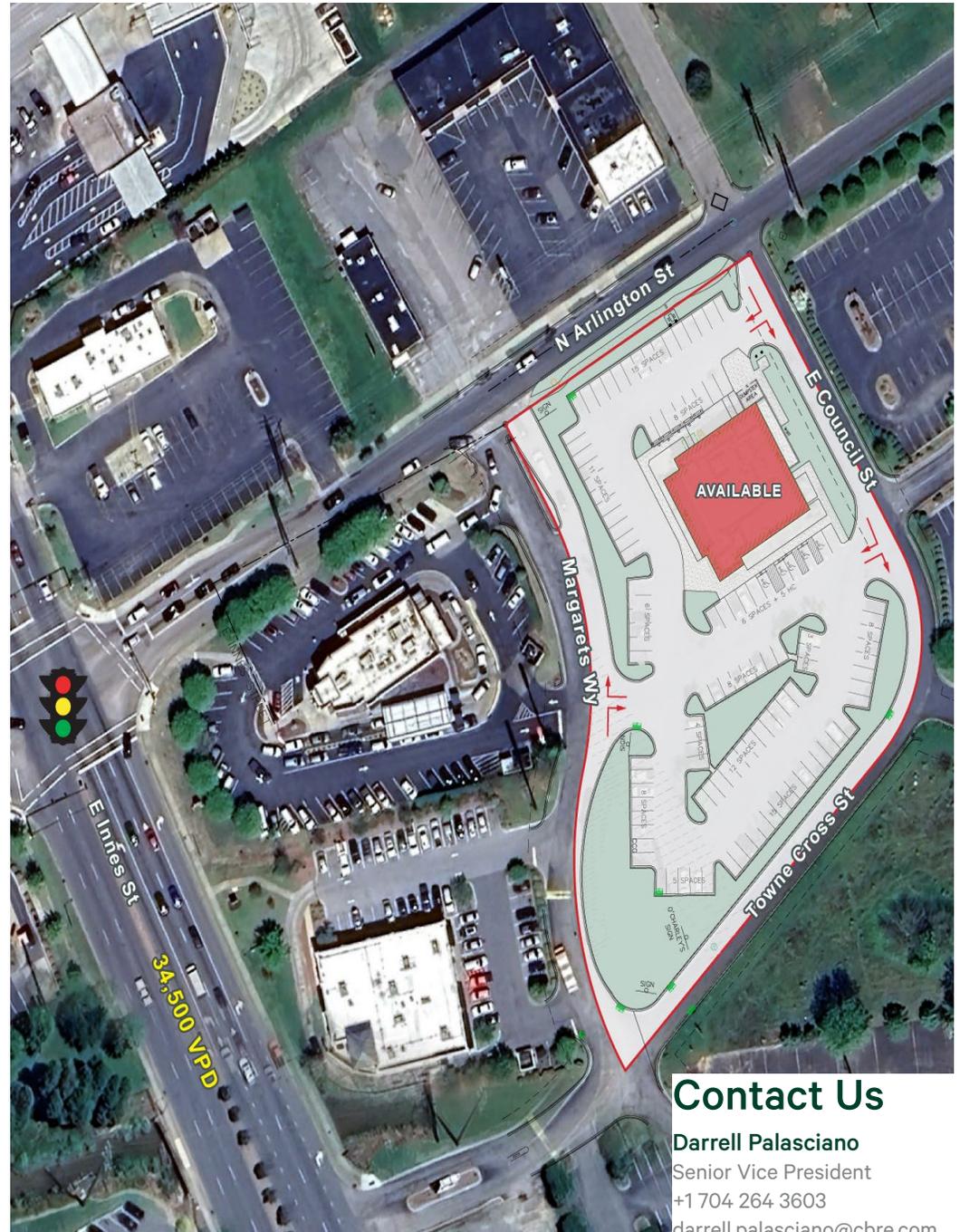
Recently closed, fully equipped, O'Charley's restaurant building available for lease next to Chick-Fil-A and Outback at the heart of Salisbury's primary highway retail node at I-85 exit 76; E Innes St.

Property Highlights:

- + 7,466 square foot restaurant with 110 exclusive parking spaces
- + Fully equipped, move-in ready
- + 150 yards fom I-85 Exit 76
- + Dedicated Interstate Pole sign visible from I-85
- + Monument signage on E Innes St
- + Next to Chick-fil-A
- + 34,500 VPD on E Innes Street - 81,500 VPD on
- + Nearby Businesses:



2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	7 MILES
Population	6,054	32,896	56,807	81,346
Average Household Income	\$59,927	\$85,151	\$88,914	\$91,781
Daytime Population	13,718	48,303	69,147	86,343

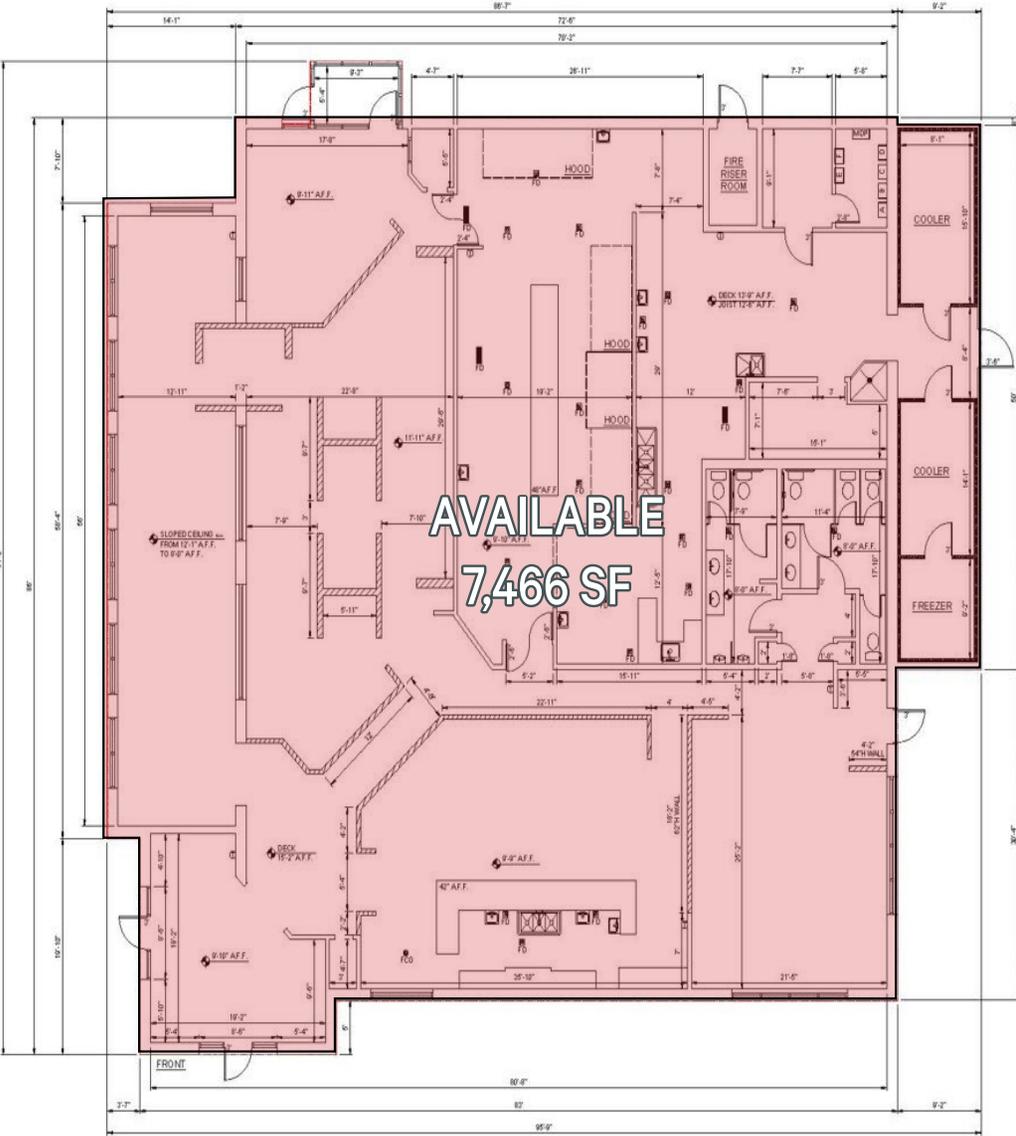


Contact Us

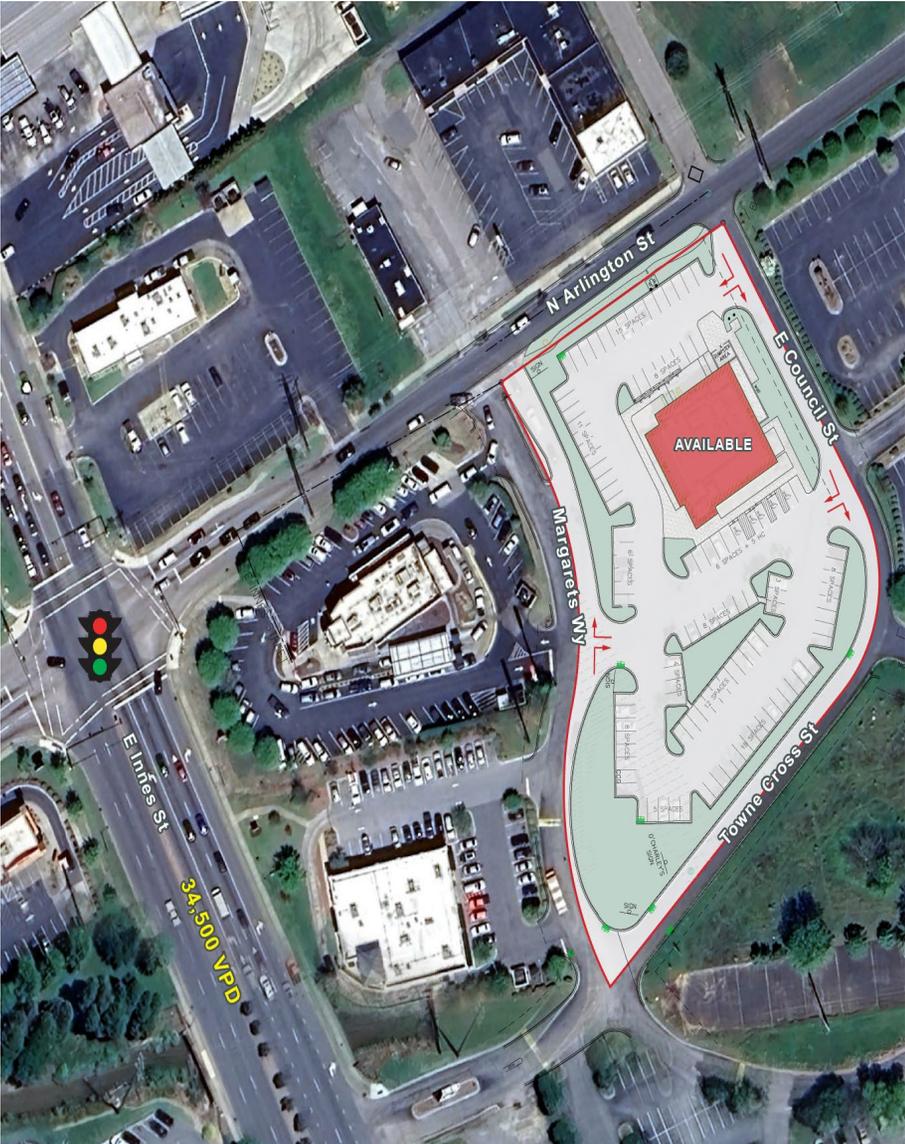
Darrell Palasciano
 Senior Vice President
 +1 704 264 3603
 darrell.palasciano@cbre.com



Floor Plan

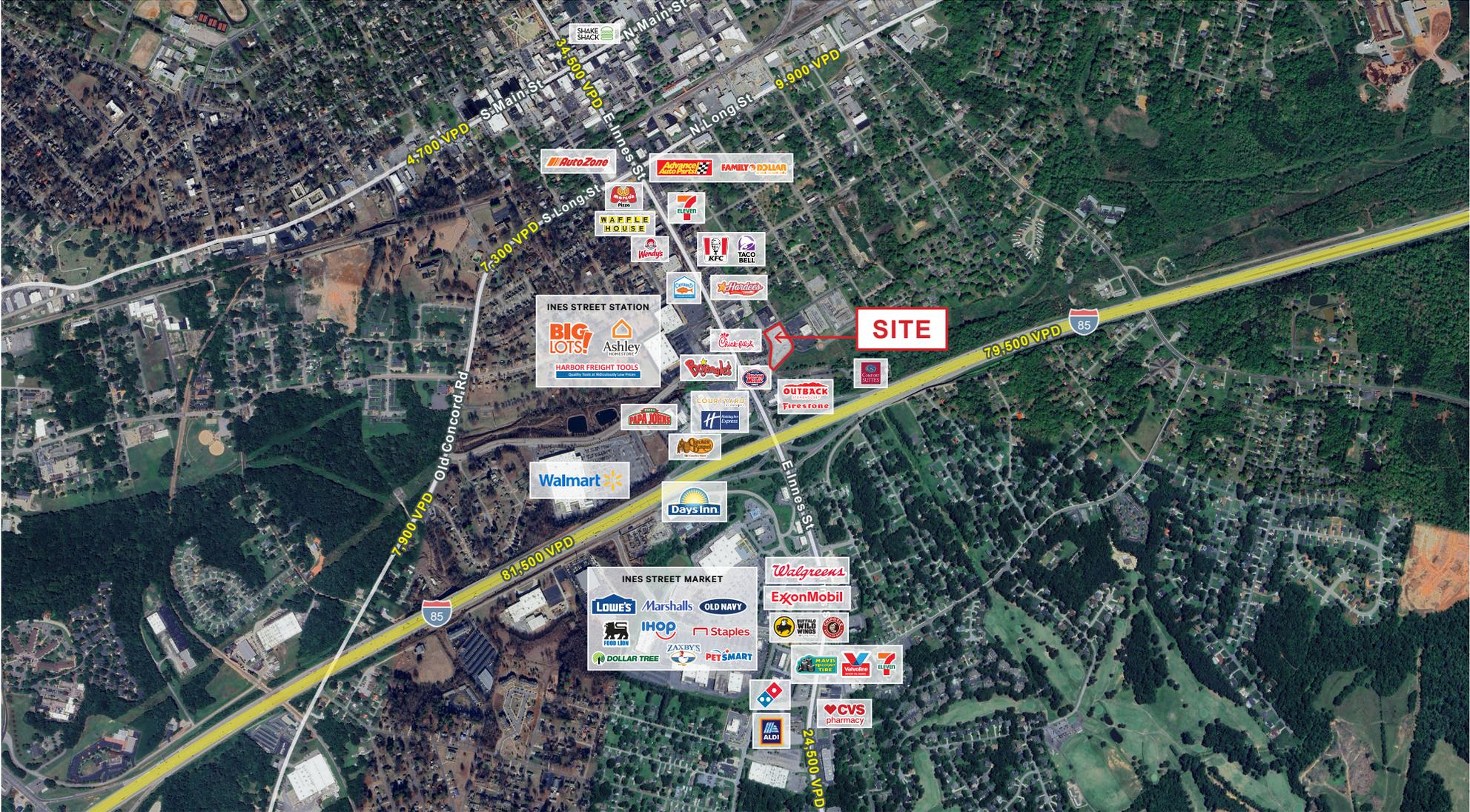


Site Plan





Aerial Plan



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Contact Us

Darrell Palasciano
 Senior Vice President
 +1 704 264 3603
 darrell.palasciano@cbre.com