

FOR LEASE  
529 W INNES STREET, SALISBURY, NC, 28145





# THE SPACE

Location	529 W Innes Street, Salisbury, NC, 28145
COUNTY	Rowan
Square Feet	2525
Annual Rent PSF	\$24.00
Lease Type	MG

**Notes** AVAILABLE 3/1/2021

# HIGHLIGHTS

- Next door to SunTrust Bank & across the street from Bank of America.
- Just two blocks from Salisbury's Charming & Historic Downtown.
- Established business and residential area.
- Positioned at the western end of the main retail corridor.
- Tenant Signage available.
- One mile to access to I-85.



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,352	34,822	54,577



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$49,022	\$57,420	\$60,839



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,363	13,516	21,018

**PROPERTY FEATURES**

BUILDING SF	2,525
GLA (SF)	2,525
LAND ACRES	0.36
YEAR BUILT	1961
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	30
PARKING RATIO	12
CORNER LOCATION	Yes
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

**TENANT INFORMATION**

LEASE TYPE	Modified Gross
------------	----------------

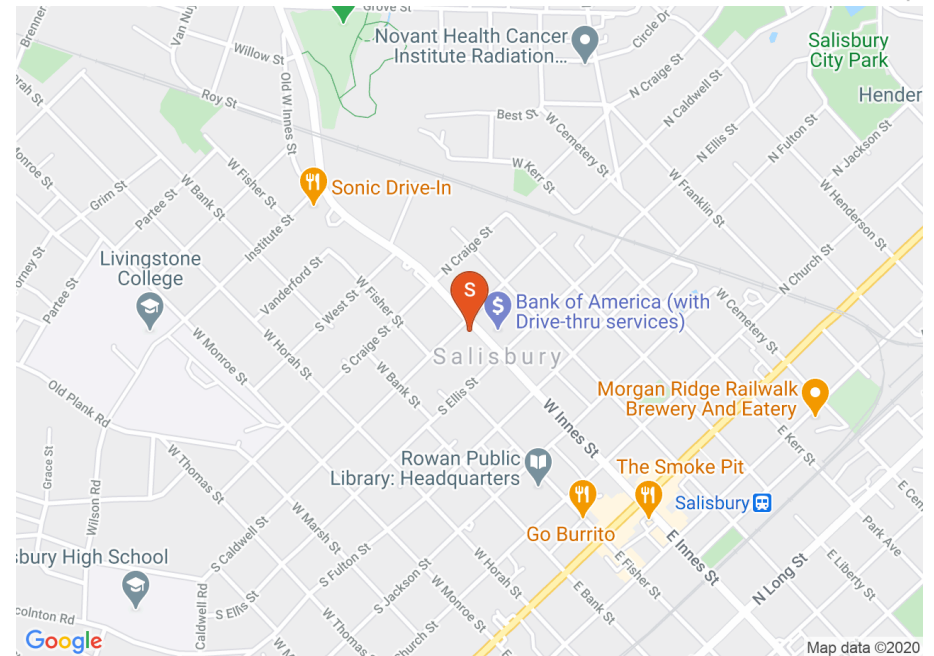




## About Salisbury

- Salisbury is the primary cultural center of Rowan County offering a thriving downtown district with a classic Main Street America feel. Visitors enjoy touring historic sites, viewing unique public art, discovering one-of-a-kind gifts at local shops, and dining at original restaurants.
- Formerly a frontier town, Salisbury has been touched by some of the greatest names and events of American history. George Washington visited the town during his southern tour in 1791. Daniel Boone grew up exploring the country outside Salisbury before he blazed trails in the wilderness. Andrew Jackson studied law in Salisbury before being admitted to the North Carolina Bar. The city was also home to a famous Confederate prison now surrounded by a historic national cemetery. Salisbury boasts a growing arts community, four colleges and a diverse group of business professionals. With its convenient location, off of I-85 between Charlotte and the Greensboro and Winston-Salem areas, travel to Salisbury is a breeze.

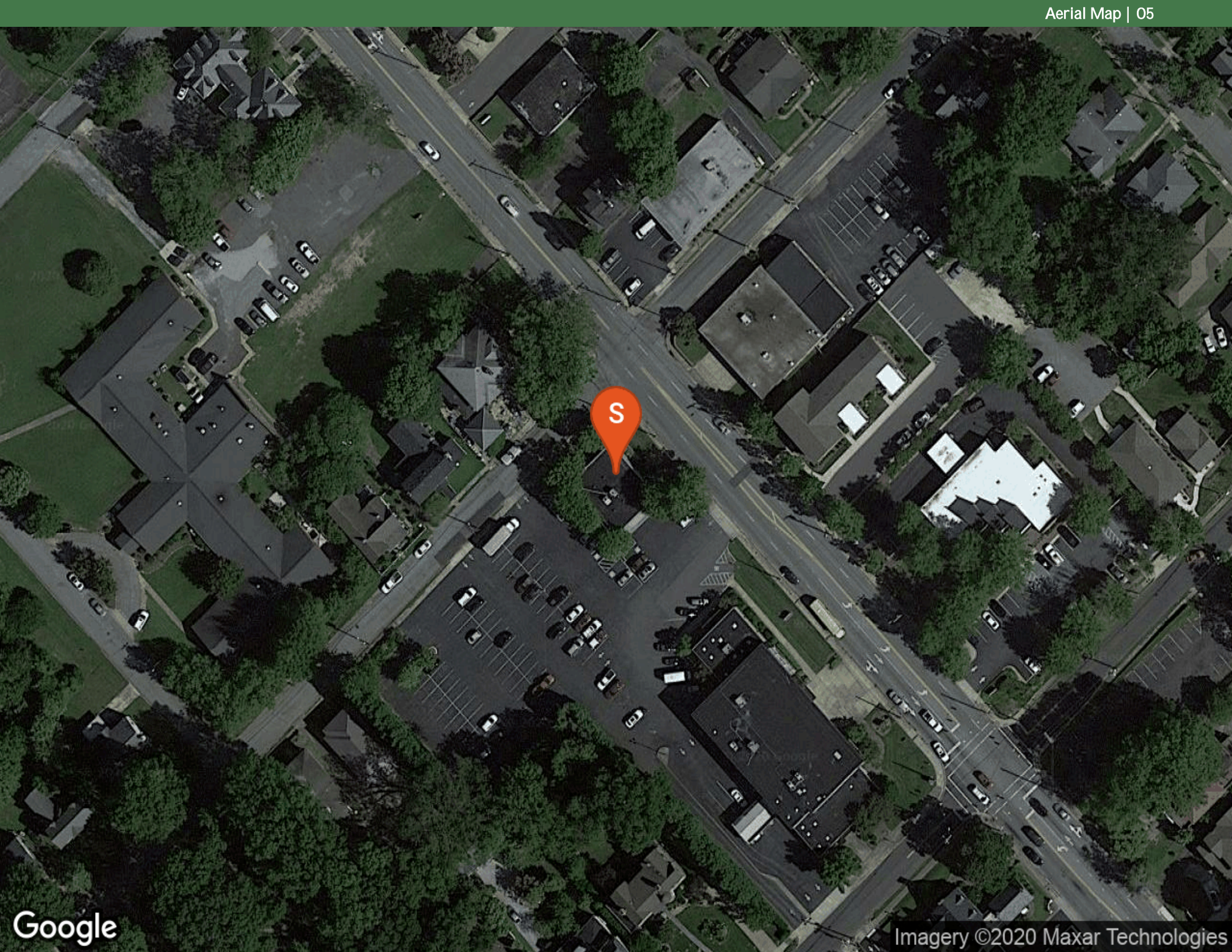
Locator Map



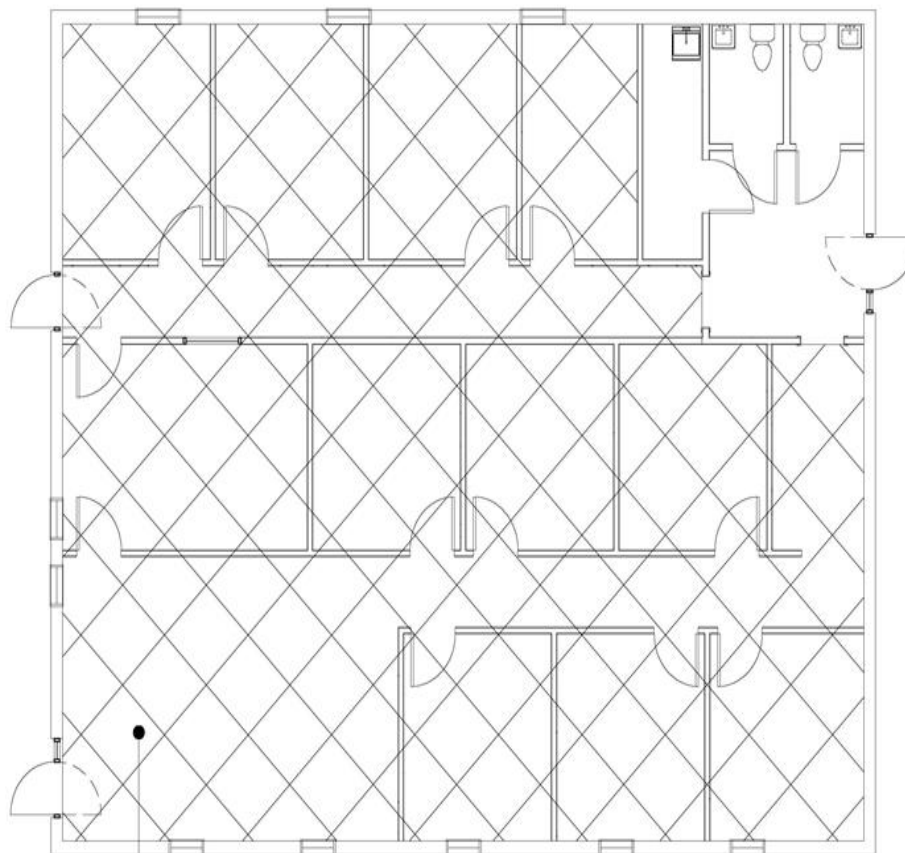
Regional Map











**CENTER FOREMOTIONAL HEALTH**  
2,525 RSF

**The Simpson Organization**  
Salisbury, North Carolina  
529 Building

BOMA SQUARE FOOTAGE HAS BEEN CALCULATED BY CAD DRAWINGS AND NOT BY FIELD VERIFICAION.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,101	31,633	48,963
2010 Population	8,819	32,527	50,965
2020 Population	9,352	34,822	54,577
2025 Population	9,598	35,968	56,335
2020-2025: Population: Growth Rate	2.60 %	3.25 %	3.20 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	846	2,482	3,180
\$15,000-\$24,999	568	1,909	2,721
\$25,000-\$34,999	403	1,391	2,237
\$35,000-\$49,999	534	2,301	3,707
\$50,000-\$74,999	407	2,113	3,310
\$75,000-\$99,999	297	1,758	2,950
\$100,000-\$149,999	135	798	1,650
\$150,000-\$199,999	87	395	726
\$200,000 or greater	85	370	537
Median HH Income	\$30,966	\$40,112	\$43,343
Average HH Income	\$49,022	\$57,420	\$60,839

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,020	13,668	20,816
2010 Total Households	3,202	12,723	19,790
2020 Total Households	3,363	13,516	21,018
2025 Total Households	3,448	13,956	21,673
2020 Average Household Size	2.37	2.37	2.45
2000 Owner Occupied Housing	1,433	6,840	11,999
2000 Renter Occupied Housing	2,096	5,598	7,083
2020 Owner Occupied Housing	1,383	7,198	12,886
2020 Renter Occupied Housing	1,980	6,318	8,132
2020 Vacant Housing	913	2,587	3,504
2020 Total Housing	4,276	16,103	24,522
2025 Owner Occupied Housing	1,435	7,474	13,340
2025 Renter Occupied Housing	2,012	6,482	8,333
2025 Vacant Housing	940	2,656	3,591
2025 Total Housing	4,388	16,612	25,264
2020-2025: Households: Growth Rate	2.50 %	3.20 %	3.10 %



2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	644	2,131	3,396
2020 Population Age 35-39	594	2,079	3,227
2020 Population Age 40-44	512	1,864	3,037
2020 Population Age 45-49	472	1,810	3,128
2020 Population Age 50-54	513	1,939	3,193
2020 Population Age 55-59	548	2,180	3,573
2020 Population Age 60-64	529	2,128	3,475
2020 Population Age 65-69	478	1,935	3,147
2020 Population Age 70-74	350	1,591	2,591
2020 Population Age 75-79	233	1,180	1,824
2020 Population Age 80-84	134	808	1,224
2020 Population Age 85+	151	1,145	1,579
2020 Population Age 18+	7,309	27,150	42,504
2020 Median Age	34	38	39

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$35,535	\$44,523	\$46,573
Average Household Income 25-34	\$54,134	\$58,624	\$60,867
Median Household Income 35-44	\$35,514	\$44,506	\$49,027
Average Household Income 35-44	\$55,444	\$63,124	\$67,967
Median Household Income 45-54	\$36,748	\$47,336	\$52,267
Average Household Income 45-54	\$57,176	\$67,699	\$72,290
Median Household Income 55-64	\$31,588	\$42,576	\$48,156
Average Household Income 55-64	\$46,609	\$60,114	\$63,546
Median Household Income 65-74	\$29,314	\$38,301	\$41,137
Average Household Income 65-74	\$43,189	\$53,840	\$57,086
Average Household Income 75+	\$40,133	\$45,729	\$46,235

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	634	2,201	3,457
2025 Population Age 35-39	598	2,053	3,369
2025 Population Age 40-44	584	2,082	3,271
2025 Population Age 45-49	517	1,916	3,135
2025 Population Age 50-54	492	1,903	3,241
2025 Population Age 55-59	509	1,962	3,244
2025 Population Age 60-64	528	2,208	3,605
2025 Population Age 65-69	487	2,063	3,364
2025 Population Age 70-74	397	1,758	2,874
2025 Population Age 75-79	326	1,494	2,376
2025 Population Age 80-84	165	956	1,480
2025 Population Age 85+	148	1,123	1,592
2025 Population Age 18+	7,504	28,093	43,925
2025 Median Age	35	39	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$36,526	\$46,647	\$49,113
Average Household Income 25-34	\$55,316	\$61,631	\$64,880
Median Household Income 35-44	\$37,399	\$46,050	\$52,022
Average Household Income 35-44	\$60,785	\$67,123	\$73,397
Median Household Income 45-54	\$38,035	\$48,736	\$54,888
Average Household Income 45-54	\$61,594	\$72,431	\$78,840
Median Household Income 55-64	\$34,801	\$45,084	\$51,569
Average Household Income 55-64	\$51,417	\$65,586	\$70,130
Median Household Income 65-74	\$31,274	\$39,635	\$42,916
Average Household Income 65-74	\$46,600	\$57,556	\$61,778
Average Household Income 75+	\$44,372	\$48,865	\$50,320



## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from One Alliance Companies and it should not be made available to any other person or entity without the written consent of One Alliance Companies.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to One Alliance Companies. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. One Alliance Companies has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, One Alliance Companies has not verified, and will not verify, any of the information contained herein, nor has One Alliance Companies conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



**Kasandra Brew Blum**  
Leasing Specialist

(704) 765-4620  
[leasing@onealliancecompanies.com](mailto:leasing@onealliancecompanies.com)

