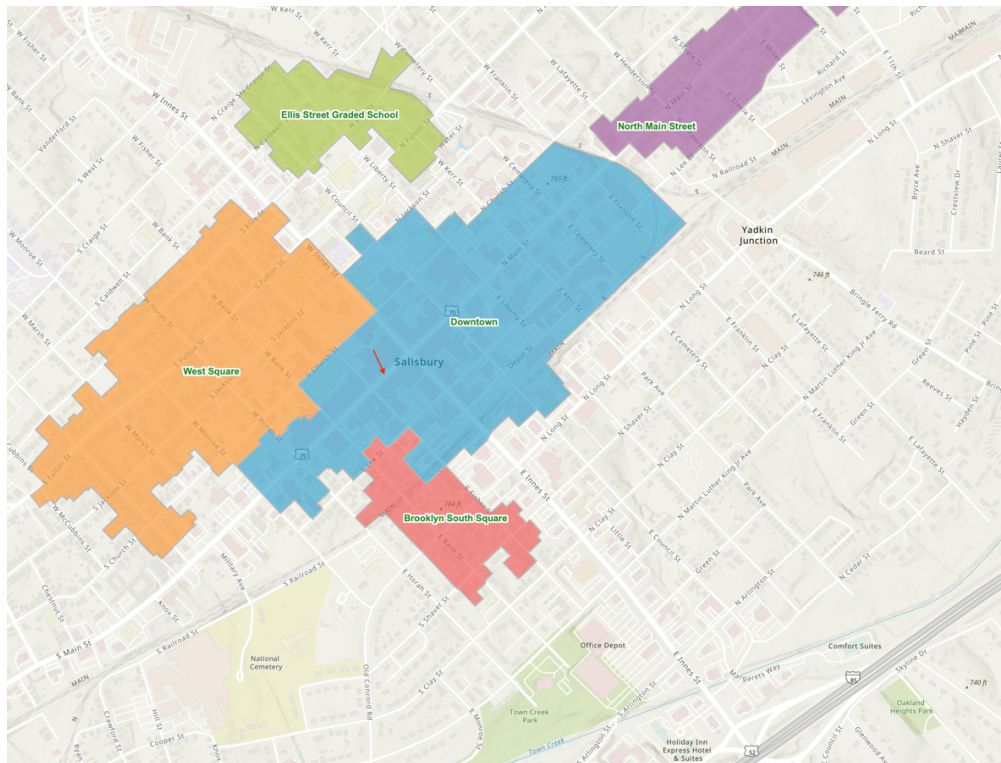


*1200 SF Downtown Commercial Space for Lease
125 South Main Street, Salisbury NC, 28144*



Located in the center "A – Retail Zone" of the Salisbury historic downtown.



30 Miles North of Charlotte just off Interstate 85 with Amtrak Train Service.



Historic 1895 Beaux-Arts Building, formerly “Critters Gift Shop” through August 2023.



The space is currently under renovation, high-historic tin ceiling and plenty of custom lighting. A bathroom will be added. Carpet will be replaced or removed to feature the hardwood floors.

Rear Service Entrance

COMPOSITE SCREEN
SEE A1.3-01

HOTBOX
NEW COLUMNS
SEE STRUCTURE

Rear Apartment

APARTMENT 1
639 SF

Bathroom

Retail
~ 1,200

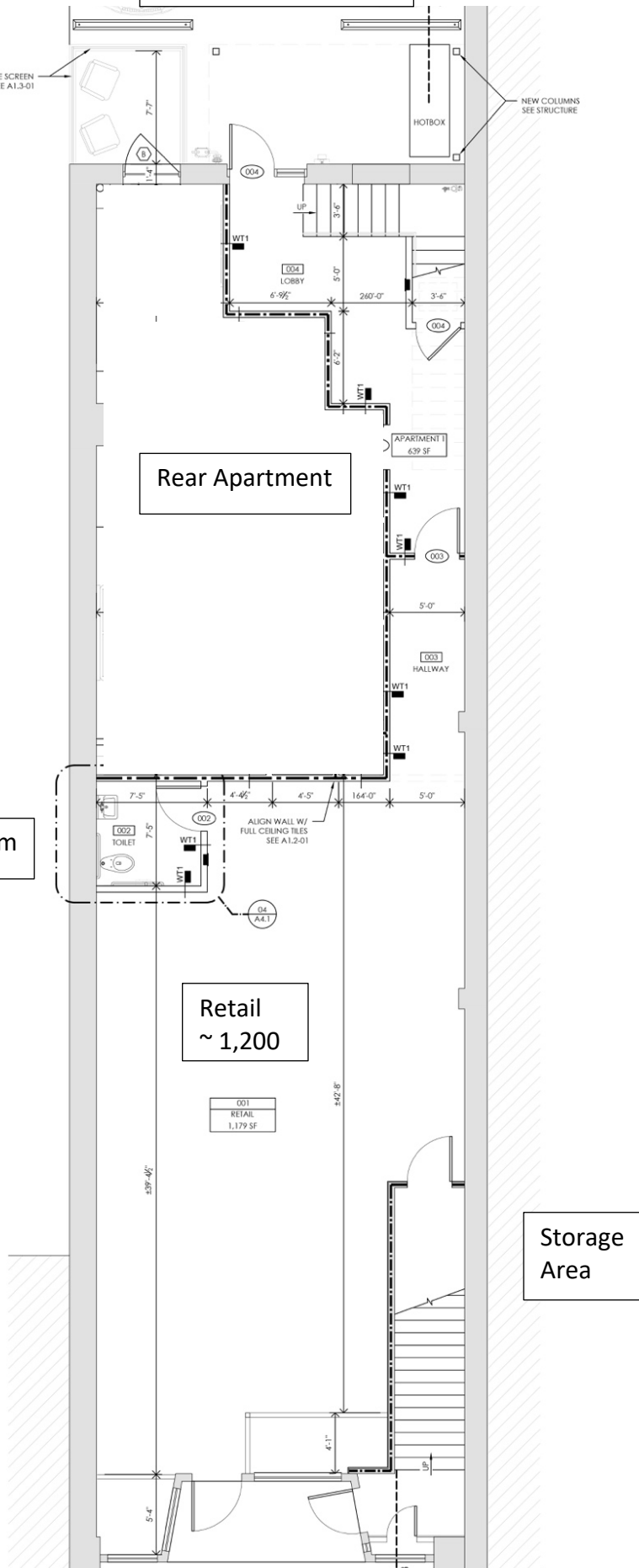
001
RETAIL
1,179 SF

Storage
Area

Front Entrance

FIRST FLOOR

SCALE: 1/4" = 1'-0"





A2.1-01

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

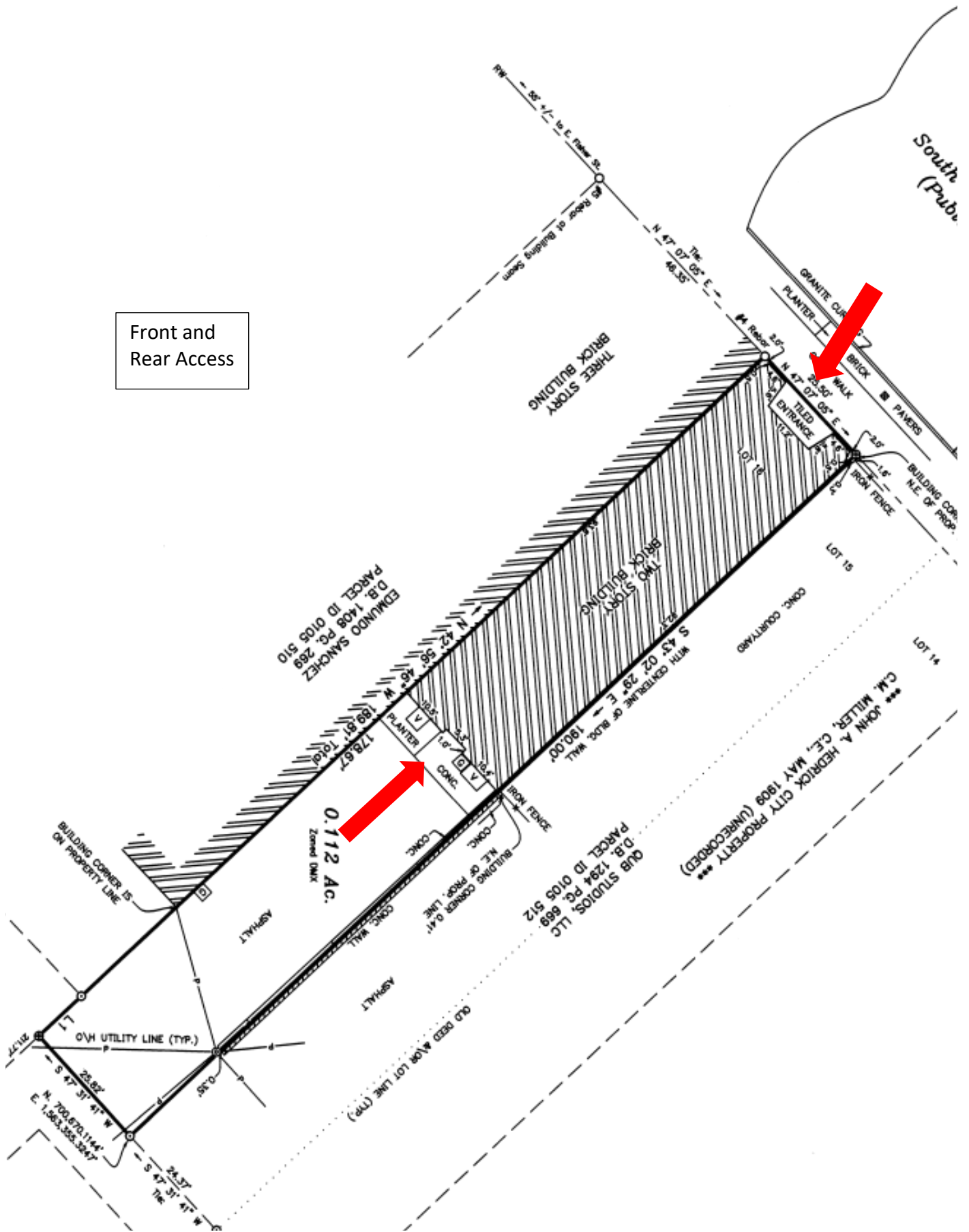


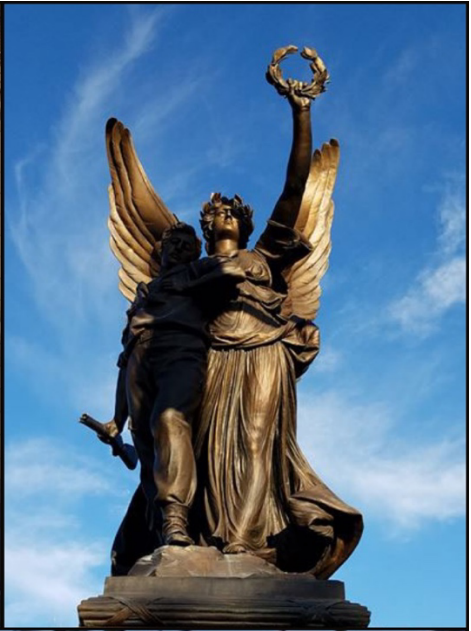
A2.1-02

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

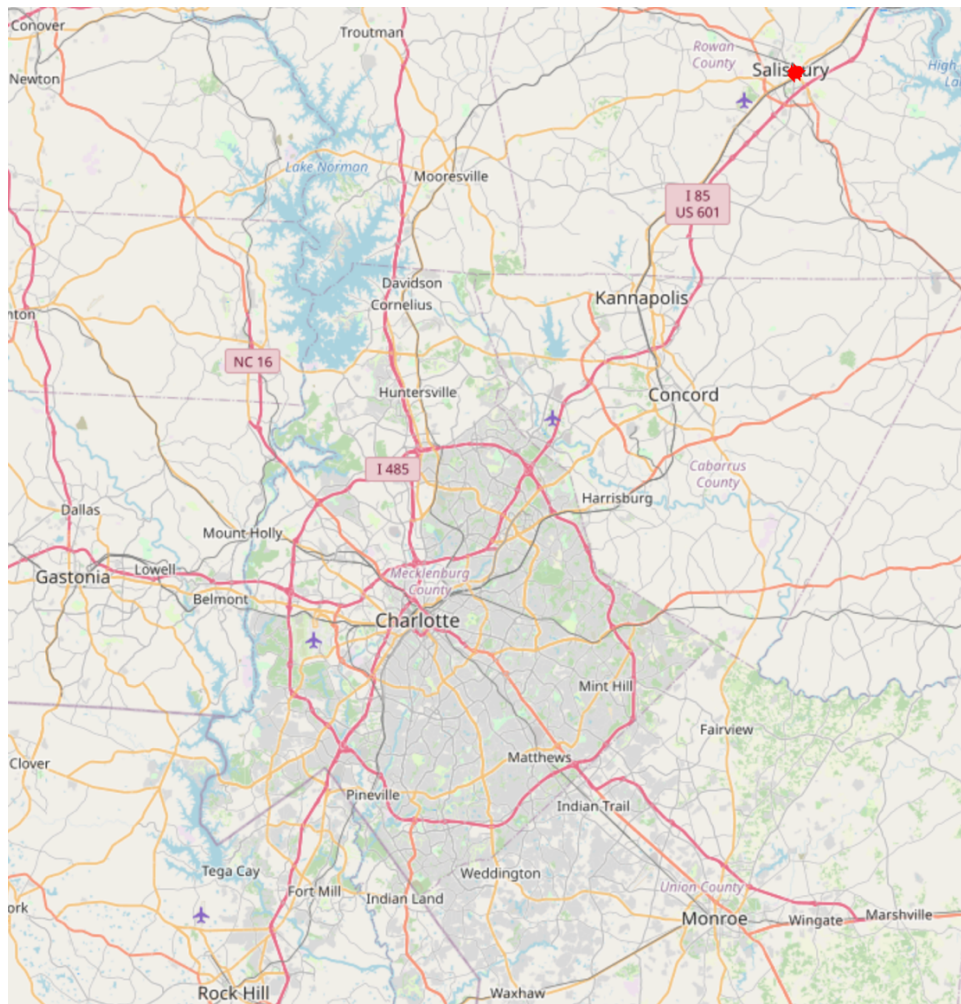
Front and Rear Access





Downtown, Salisbury NC.

- This building is in the “A” zone of historic Salisbury North Carolina which is located just 30 miles north of Charlotte. Salisbury, NC population is over 37,000 people (Rowan County 148,000, median income is \$27,000). The space is in renovation and will be updated to the current safety & fire codes.
- This downtown area is growing with many new apartments are being created. The rear of this building and upstairs will include a total of three-apartments. The commercial space has front and rear 24-hour access along with parking.
- The space would be well suited for a FedEx Office or UPS type operation since there are no mail or office service locations in the downtown. The growing business & residential community is looking for a walkable downtown location. The nearest FedEx Office & USPS is located near Interstate 85 and requires driving in a congested area.
- This space will become available in 1Q / 2024, and we are seeking a long-term lease. Please contact us for details.



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