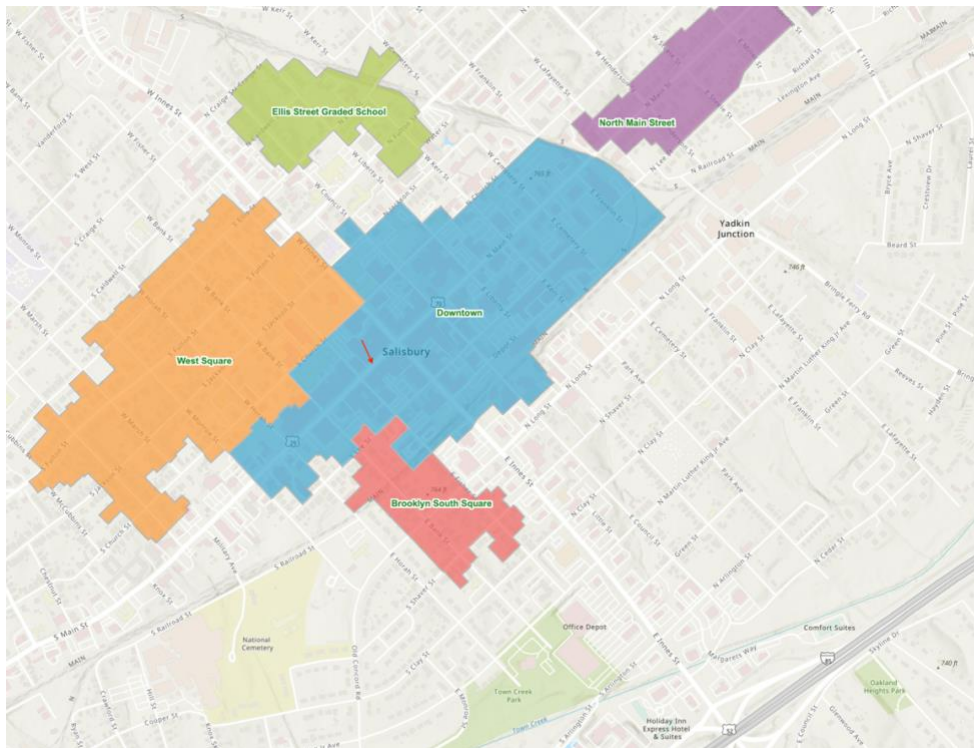


# Downtown Commercial Space & Two Apartments for Lease at 125 South Main Street, Salisbury NC, 28144



Located in the center “A – Retail Zone” of the Salisbury historic downtown.  
Current renovation picture August 2024. 1200 SF.



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. Old paint scheme.





The space is currently under renovation, high-historic tin ceiling and a new bathroom area will be added. Carpet will be replaced or removed to feature the hardwood floors. The wood wall paneling has been removed and flush mount LED can light and fans will be installed.

Architectural floor plan of the first floor of a building. The plan is divided into several sections:

- Rear Service Entrance:** Located at the top of the plan, featuring a screen (A1.3-01) and a hotbox.
- Rear Apartment:** Located in the upper middle section, containing rooms 004 (Lobby), 003 (Hallway), and 002 (Toilet). It includes a staircase and an elevator.
- Retail ~ 1,200:** A large rectangular area in the lower middle section, labeled 001 RETAIL, 1,179 SF.
- Front Entrance:** Located at the bottom of the plan, featuring a staircase and an elevator.

The plan includes various rooms and corridors with dimensions. Key areas include:

- 004 LOBBY:** 6'-0" x 5'-0"
- 003 HALLWAY:** 5'-0" x 5'-0"
- 002 TOILET:** 7'-5" x 7'-5"
- 001 RETAIL:** 1,179 SF

Other features include a staircase, an elevator, and a scale bar indicating 1/4" = 1'-0".

Architectural floor plan of the first floor of a building. The plan shows a large central area labeled "Rear Apartment" (004) and "Rear Apartment" (003). To the left is a "Retail" area (001) with a note "~ 1,200". At the top is a "Rear Service Entrance" and at the bottom is a "Front Entrance". The plan includes various rooms like a "Lobby" (004), "Hallway" (003), "Toilet" (002), and "Storage Area". It also shows structural elements like columns (A1.3-01, A4.1), walls, and stairs. Dimensions are provided for many areas. A scale of 1/4" = 1'-0" is indicated at the bottom right.

Architectural floor plan of the first floor of a building. The plan shows a large central area labeled "Rear Apartment" (004) and "Rear Apartment" (003). To the left is a "Retail" area (001) with a note "~ 1,200". At the top is a "Rear Service Entrance" and at the bottom is a "Front Entrance". The plan includes various rooms like a "Lobby" (004), "Hallway" (003), "Toilet" (002), and "Storage Area". It also shows structural elements like columns (A1.3-01, A4.1), walls, and stairs. Dimensions are provided for many areas. A scale of 1/4" = 1'-0" is indicated at the bottom right.

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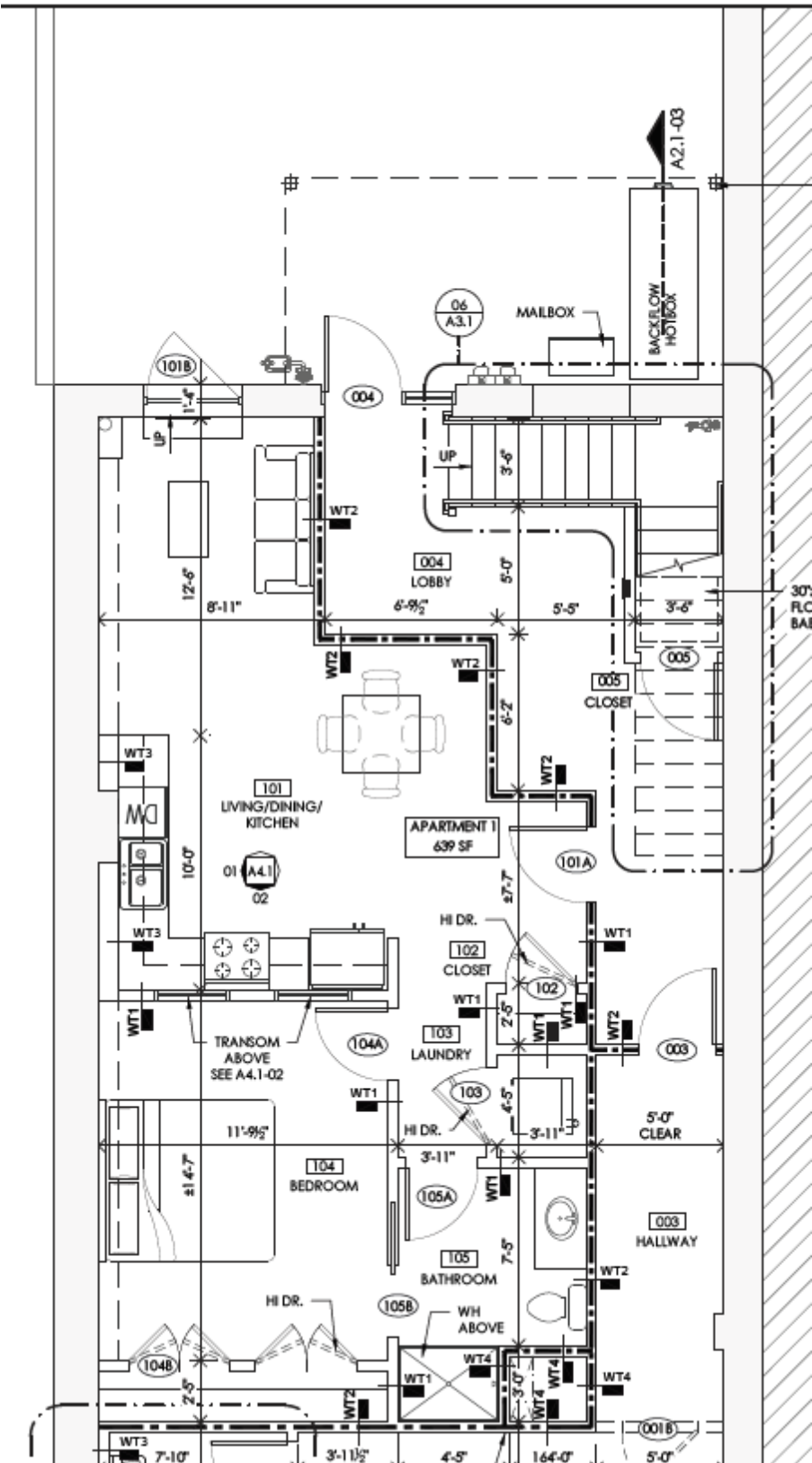


A2.1-01

NORTH ELEVATION

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

**Apartment 1** (Lower Rear of building). 14' ceilings. Rear door with patio and inside access. Large bedroom with work area. **639 SF.**









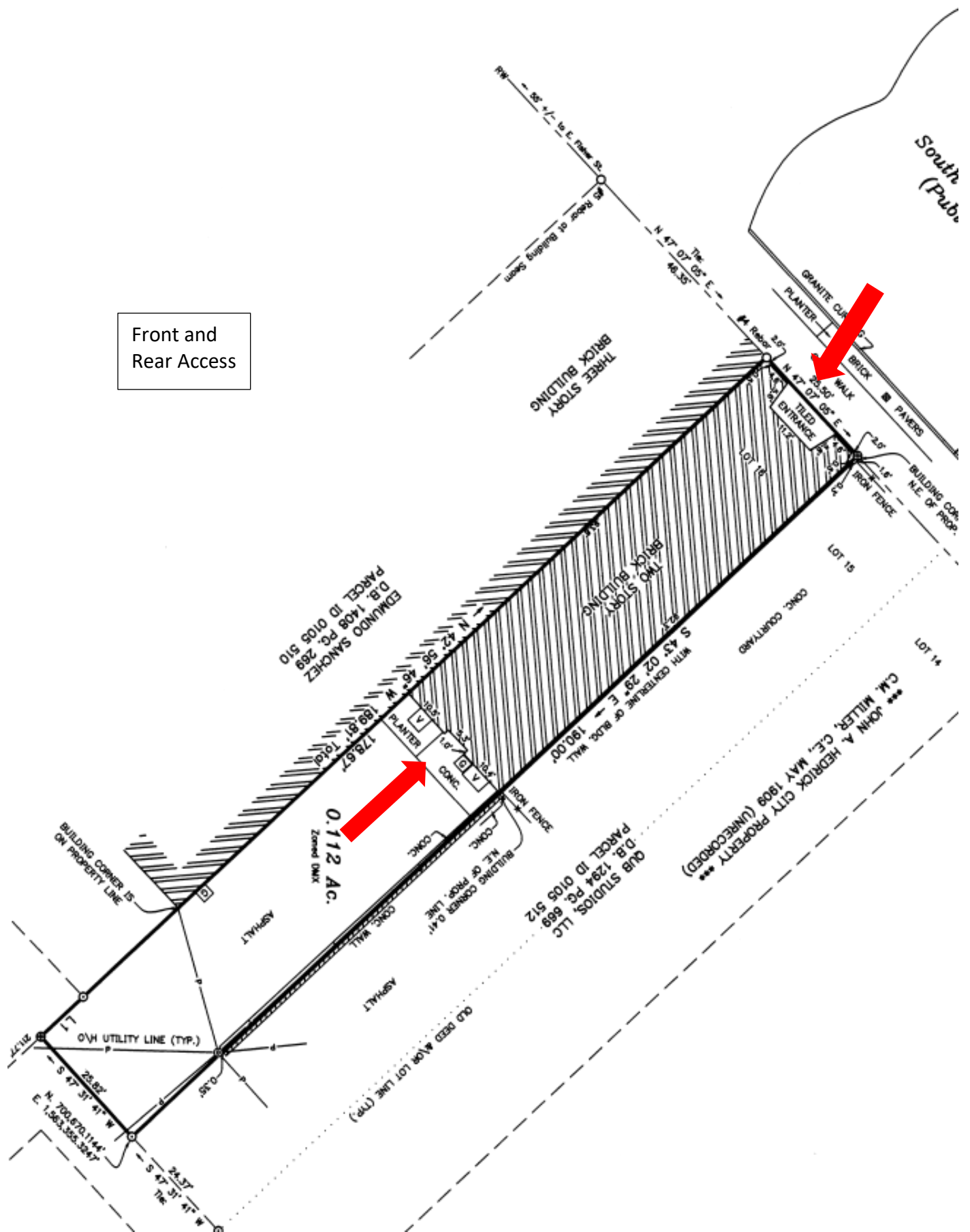
A2.1-02

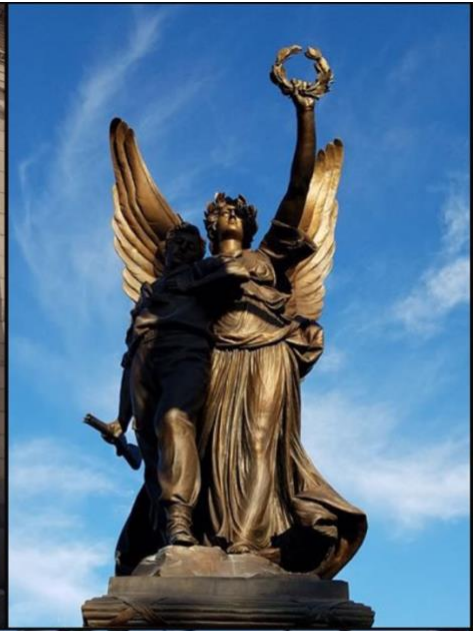
SOUTH ELEVATION

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



Front and  
Rear Access

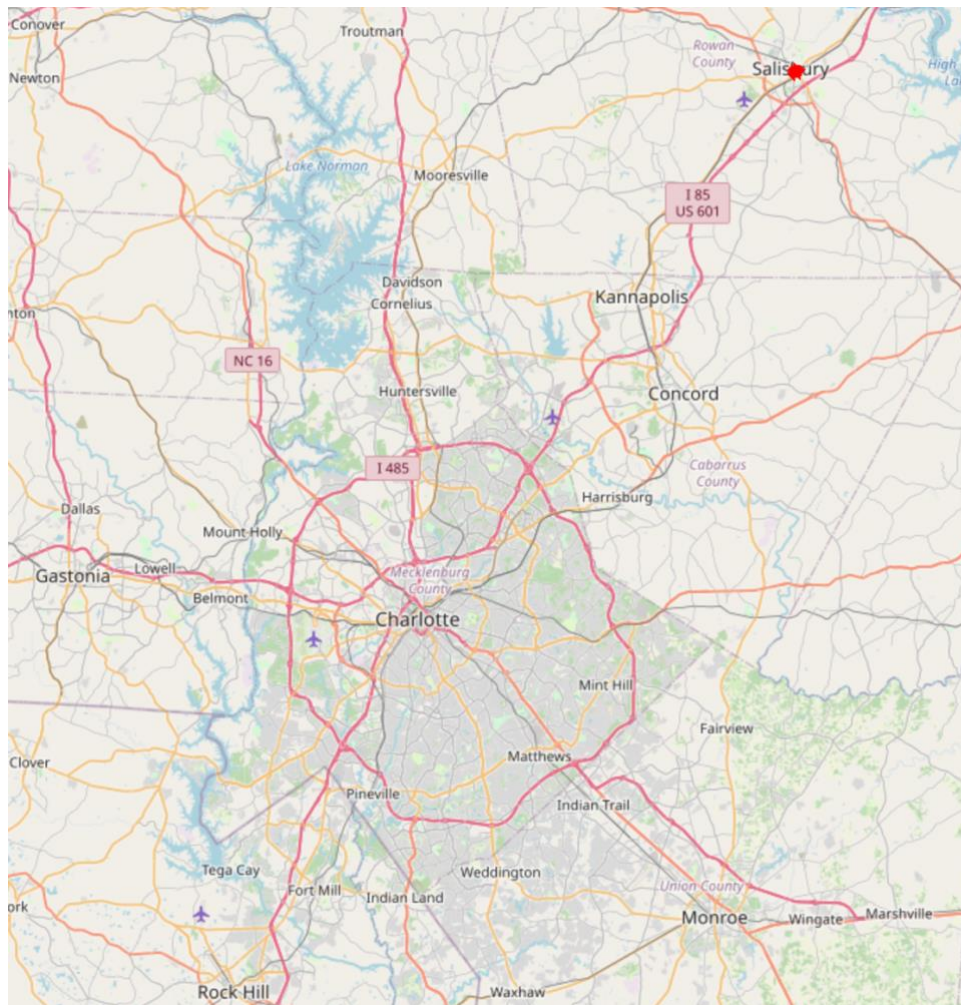




Downtown, Salisbury NC.



- 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). These spaces are in **100% renovation and will be all new construction** and meet 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 private parking.
- The space would be well suited for a service type operation for the historic downtown. The growing business & residential community is looking for walkable downtown locations. The space is not setup for food service.
- These units will become available around December 2024, and we will be seeking a long-term lease client. Please contact us for details.



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