

**AVAILABLE PROPERTIES LIST  
Downtown Salisbury, Inc.**

**RETAIL SPACE**

ADDRESS	AGENT	SQ FT	PRICE	DESCRIPTION
212 S. Main St. Empire Hotel - former Bakers Shoe Store	Greg Rapp (704) 213-6846 <a href="mailto:gregrapp@wallacerealty.com">gregrapp@wallacerealty.com</a>	17,100± First Flr. & Finished Bsmt.	\$1,150	Great, visible retail location with finished basement, off street parking.
218 S. Main St. Empire Hotel	Greg Rapp (704) 213-6846 <a href="mailto:gregrapp@wallacerealty.com">gregrapp@wallacerealty.com</a>	2,388	\$750	Highly visible retail location with off street parking.
121 E. Innes St.	Greg Rapp (704) 213-6846 <a href="mailto:gregrapp@wallacerealty.com">gregrapp@wallacerealty.com</a>	1,600±	\$700	Great retail space of about 1,300 sf with 600 sf storage. On corridor with 22,000 VPD traffic count. Short term lease available for the holiday season.
323 N. Lee St.	John Ketner (704) 633-4971 <a href="mailto:info@rowaninvestment.com">info@rowaninvestment.com</a>	1,800±	Call for quote	Exterior renovation completed fall 2009; space is ready for tenant upfit. Plenty of dedicated off street parking immediately across the street. Located beside the newly renovated National Sportscasters and Sportswriters Association
115 W. Fisher St. Former Restaurant	Karl Rimer (760) 776-1720	1,200 per floor/ 2 floors	\$130,000	Former restaurant with some equipment and upstairs apartment. Great location across from the mural.
123 N. Main St.	Lane Yates (704) 638-2393 <a href="mailto:lane@yatesdevelopment.com">lane@yatesdevelopment.com</a>	1,200+/-	\$1,200	Office/retail w/ rear access; comes with executive cubicles.
300 S. Main St. Kress Plaza	Joel Goodman (704) 533-5253 <a href="mailto:info@kressplaza.com">info@kressplaza.com</a>	Up to 6,342 1 <sup>st</sup> Flr. and 4,405 Bsmt.	Call for quote	Retail/restaurant/office space under renovation. Owner will divide. Located next to planned Empire Hotel renovation. <a href="http://www.kressplaza.com">www.kressplaza.com</a>
119 S. Main St.	Greg Rapp (704) 213-6846 <a href="mailto:gregrapp@wallacerealty.com">gregrapp@wallacerealty.com</a>	2,274	\$950	Great retail location. Previous tenant moved across the street to expand.
107 E. Innes St.	Michael Young (704) 637-0855 <a href="mailto:dgninc@dgninc.com">dgninc@dgninc.com</a>	1,250±	\$1,250	High pedestrian/auto traffic location for retail/office/restaurant (can be expanded to 2,500 sf.) Three phase power, high efficiency heat pump. Storefront, 3 other rooms, HC bathroom. Beadboard ceilings, track lighting, fans, carpet, visible storefront.
124 E. Innes St.	Paula Bohland (704) 433-3778 <a href="mailto:paulabohland@bellsouth.net">paulabohland@bellsouth.net</a>	11,440+	\$455,000	Income producing rental restaurant on street level and mezzanine (could be purchased separately). Upper floors possible-multi family development (zoned DMX) with storage in basement. Will also lease/option.
120 S. Church St. Hedrick Building	John Casey (704) 645-8711 <a href="mailto:jcasey10@carolina.rr.com">jcasey10@carolina.rr.com</a>	Up to 20,000	Call for quote	Some retail or office spaces & some warehouse space with roll up doors.

## **OFFICE SPACE**

ADDRESS	AGENT	SQ FT	PRICE	DESCRIPTION
206 E. Fisher St. 1 <sup>st</sup> floor office Firehouse Urban Lofts	Millie Stout (704) 213-9601 <a href="mailto:milliestout@carolina.rr.com">milliestout@carolina.rr.com</a>	1,093	\$170,000	Professional office space, reception, conf. room, exec. office & cubicles w/ Brazilian cherry & slate floors, off street parking.
323 N. Lee St.	John Ketner (704) 633-4971 <a href="mailto:info@rowaninvestment.com">info@rowaninvestment.com</a>	1,800±	Call for quote	Exterior renovation completed fall 2009; space is ready for tenant upfit. Plenty of dedicated off street parking immediately across the street. Located beside the newly renovated National Sportscasters and Sportswriters Association
309 N. Main St	John Holshouser (704) 636-3567 <a href="mailto:jhols@bellsouth.net">jhols@bellsouth.net</a>	1,212 or 475	\$10/sf	Two suites close to courthouse, includes janitorial, utilities & parking.
204 E. Innes St	Rose Simmerson (704) 633-4221 <a href="mailto:RSimerson@RowanChamber.com">RSimerson@RowanChamber.com</a>	1,221	\$1,900	Excellent space in an excellent location. Incl. access to state of art conf. rooms/kitchen.
215 W. Innes St. First Bank	Lisa Houston (704) 647-3322 <a href="mailto:lhouston@firstbancorp.com">lhouston@firstbancorp.com</a>	1,450±	Call for quote	Office suite; 4 offices, lobby, sect'y space; includes utilities & off street parking.
225 N. Main St. RW Norman Building	Jake Alexander (704) 637-7073 <a href="mailto:jfalexander@bellsouth.net">jfalexander@bellsouth.net</a>	2,500	Call for quote	Class A office space with parking.
209-213 S. Lee St.	Randy Hemann (704) 637-7814 <a href="mailto:randy@downtownsalisburync.com">randy@downtownsalisburync.com</a>	1,800±	Neg.	Two Victorian cottages on the edge of the entertainment district. Zoned DMX. Suitable for office, retail, art studio, residential. New roofs, new public parking in rear. Approved for historic tax credits. Sold individually or as a pair.
100 N. Lee/ Depot St. Tractor Bldg.	Luke Fisher (704) 633-6124 <a href="mailto:lukefisher@carrollfisher.com">lukefisher@carrollfisher.com</a>	1,300-7,500	Call for quote	Warehouse under renovation as flex space. Owner will divide.
126 N. Lee St. Great office location.	Rick Jackson (704) 633-8320 <a href="mailto:rick.jackson@jh-ind.com">rick.jackson@jh-ind.com</a>	880	\$800/mo	Great office, incl. 2 off street parking spaces & util! Will participate with tenant in build out for extended leases.
121 W. Council St. Salisbury Building	Waggoner Realty (704) 633-0462 <a href="mailto:waggoner.realty@webkorer.com">waggoner.realty@webkorer.com</a>	300+	Call for quote	Lease includes some off street parking - owner will paint and re-carpet.
122 S. Main St. Oestreicher Building	Bryce Beard (704) 202-1319 <a href="mailto:tygr@aol.com">tygr@aol.com</a>	Up to 10,000 sf	\$7 psf	Large office w/ cubicles, off-street parking available.
128 E. Innes St.	Geof Wilson (704) 345-7091 <a href="mailto:info@urbandriftwood.com">info@urbandriftwood.com</a>	up to 3,200	Call for quote	Lease, 2nd floor.

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107 E. Innes St.	Michael Young (704) 637-0855 <a href="mailto:dgninc@dgninc.com">dgninc@dgninc.com</a>	1,250±	\$1,250	High pedestrian/auto traffic location for retail/office/restaurant (can be expanded to 2,500 sf.) Three phase power, high efficiency heat pump. Storefront, 3 other rooms, HC bathroom. Beadboard ceilings, track lighting, fans, carpet, visible storefront.
118 E. Council St. - Commons Art Studios	Karen Alexander (704) 642-0071 <a href="mailto:karen@kkaarch.com">karen@kkaarch.com</a>	750	Call for quote	3 room suite in wonderfully restored building. Off street parking & other amenities.
114 1/2 W. Innes St.	Lane Yates (704) 638-2393 <a href="mailto:lane@yatesdevelopment.com">lane@yatesdevelopment.com</a>	125	Start at \$125/mo	Inexpensive offices starting at \$125 incl. util.! <a href="http://www.yatesdevelopment.com">www.yatesdevelopment.com</a>
138 N. Lee St. East Council Place	Jeff Saleeby Saleeby Construction (704) 633-1311 <a href="mailto:jsaleeby@carolina.rr.com">jsaleeby@carolina.rr.com</a>	800+/-	\$112,000	Class A office space, 2nd floor w/elevator access, extensive wiring, off st. parking.
315 N. Main St.	Bays Shoaf (704) 637-6745 <a href="mailto:mbshoaf@carolina.rr.com">mbshoaf@carolina.rr.com</a>	800 or 880	Call for quote	Three or four room suites near the courthouse. All utilities paid. Off street parking.
417 N. Main St. Corporate Square	Bryce Beard (704) 202-1319 <a href="mailto:tygr8@aol.com">tygr8@aol.com</a>	up to 800	\$8.50 psf	Class A office.
120 S. Church St. Hedrick Building	John Casey (704) 645-8711 <a href="mailto:jcasey10@carolina.rr.com">jcasey10@carolina.rr.com</a>	up to 20,000	Call for quote	Retail or office spaces & some warehouse space with roll up doors. Owner will renovate.
322 E. Council St. 1A Cheerwine Building	Roger Kraycirik (704) 267-9324 <a href="mailto:ncreatestate1@aol.com">ncreatestate1@aol.com</a>	1,551	\$115,000/\$231/mo. cam	Store Front! Office or residential unit with dedicated interior garage parking space.
117 S. Main St.	Mary Beth Smith (704) 636-7166	up to 3,600	\$7-10 psf	Elevator access, multiple offices, conf. room, incl. util., some off street parking.
205 E. Council St. Suite E	Rick Jackson (704) 637-9139 <a href="mailto:rick.jackson@jh-ind.com">rick.jackson@jh-ind.com</a>	900	\$900/Mo.	Great office location on East Council Street. Includes utilities and off street parking spaces.
124 N. Main St.	Glenn Grayson (412) 720-2010 <a href="mailto:glenngrayson@aol.com">glenngrayson@aol.com</a>	1,350±	Call for quote	Office in great location close to the courthouse. May consider selling (also has occupied upper floor apartment).

### **LAND/BUILDING SITES**

ADDRESS	AGENT	SQ FT	PRICE	DESCRIPTION
Corner of Council and N. Long Streets.	Staci Maher (704) 906-7207 <a href="mailto:staci@dreamweaverprop.com">staci@dreamweaverprop.com</a>	.57 Acre	\$95,000	Great Building Site with 280' of road frontage next to the restored Cheerwine Bldg. Zoned DMX (zero lot line).
219 E. Innes St. Building lot	Mike Rusher (704) 433-4681 <a href="mailto:rusher@salisbury.net">rusher@salisbury.net</a>	.659 Acre lot	\$275,000	Desirable lot at the gateway to the historic downtown. Zoned downtown mixed use. Large lot on 22,000+ vpd corridor.

## **LODGING/EXTENDED STAY**

ADDRESS	AGENT	PRICE	DESCRIPTION
Loft 130, 130 N. Lee St.	Heather St. Aubin Stout (704) 267-6480 <a href="http://www.loft130.com">www.loft130.com</a>	\$150 Night, call for extended rate	Luxury Loft, perfect for business or pleasure, 2 queen beds, DSL, flat screens, stocked refrig. Walk to restaurants, shopping, and attractions.
100 W. Innes Plaza Guest Quarters	Shuntale Smith (704) 637-7814 <a href="mailto:shuntale@downtownsalisbury.com">shuntale@downtownsalisbury.com</a>	\$110 Night, Weekly rates	One bedroom, 1 queen bed, kitchen, cable, laundry; 4 <sup>th</sup> floor in the heart of downtown.

## **RESIDENTIAL SPACE**

ADDRESS	AGENT	SQ FT	PRICE	DESCRIPTION
300 S. Main St. Kress Plaza	Joel Goodman (704) 533-5253 <a href="mailto:info@kressplaza.com">info@kressplaza.com</a>	1,132-1,151	Call for quote	Luxury condominiums. Only 2 units remain, off street pkg. More info at: <a href="http://www.kressplaza.com">www.kressplaza.com</a>
130 N. Lee St.	Millie Stout (704) 213-9601 <a href="mailto:milliestout@carolina.rr.com">milliestout@carolina.rr.com</a>	815	\$129,900	End unit 2 <sup>nd</sup> floor urban loft condo with sitting, eating & sleeping areas. Perfect for office/studio/ business. Walk to restaurants, shopping, and attractions. Incl. 2 off street parking spaces.
100 W. Innes St. The Plaza	Shuntale Smith (704) 637-7814 <a href="mailto:shuntale@downtownsalisbury.com">shuntale@downtownsalisbury.com</a>	700-1,200	\$600-1,100	Constructed in 1912, the Plaza is Salisbury's tallest building and features 20 one and two bedroom apartments with security, off street parking, storage and spectacular views.
128 E. Innes St. Under renovation	Geof Wilson (704) 345-7091 <a href="mailto:info@urbandrifwood.com">info@urbandrifwood.com</a>	up to 3,200	Call for quote	Lease, 2nd floor flex space/apartment.
322 E. Council St. 1C Cheerwine Bldg	Roger Kraycirik (704) 267-9324 <a href="mailto:ncrealestate1@aol.com">ncrealestate1@aol.com</a>	1,312	\$92,500	First floor office or residential with dedicated interior garage parking.
322 E. Council St. 1D New First floor residential condo in historic Cheerwine building.	Luke Halton (704) 450-8767 <a href="mailto:luke_halton_cbi@yahoo.com">luke_halton_cbi@yahoo.com</a>	1,007	\$99,000	New ground floor residential condo in historic Cheerwine building with hardwood floors. Secure indoor parking and storage unit. Exposed beams, high ceiling and original brick, great blend of old and new. Owner will pay one year condo dues (incl. water and sewer) with acceptable offer.
210 E. Fisher St. Firehouse Urban Lofts	Max Spear (704) 361-7518 <a href="mailto:maxspear@gmail.com">maxspear@gmail.com</a>	1,450	\$250,000	3 bedroom/2 bath. 10' ceilings, 2 balconies, 1 car garage, hardwood floors, granite countertops!
322 E. Council St. 1B, Cheerwine Building	Roger Kraycirik (704) 267-9324 <a href="mailto:ncrealestate1@aol.com">ncrealestate1@aol.com</a>	1,672	\$115,000	First floor commercial or residential for sale with dedicated interior garage parking space.

## **WAREHOUSE SPACE**

ADDRESS	AGENT	SQ FT	PRICE	DESCRIPTION
300 Block N. Lee St. Rail Walk Warehouse District	John Ketner (704) 633-4971 <a href="mailto:info@rowaninvestment.com">info@rowaninvestment.com</a>	2,000-20,000	Negot.	Great flex/artist space! Join the many artists already located in this area.
120 S. Church St. Hedrick Building	John Casey (704) 645-8711 <a href="mailto:jcasey10@carolina.rr.com">jcasey10@carolina.rr.com</a>	4,200-9,500	Call for quote	Some retail or office spaces & some warehouse space with roll up doors
323 N. Lee St.	John Ketner (704) 633-4971 <a href="mailto:info@rowaninvestment.com">info@rowaninvestment.com</a>	1,800±	Call for quote	Exterior renovation completed fall 2009; ready for tenant upfit. Plenty of dedicated off street parking immediately across the street. Located beside the newly renovated National Sportscasters and Sportswriters Association
118 E. Council St. Commons Art Studios	Karen Alexander (704) 642-0071 <a href="mailto:karen@kkaarch.com">karen@kkaarch.com</a>	300+	Call for quote	Quality artist studios.
321 N. Church St.	Ligon Gillespie (704) 636-2349 <a href="mailto:lee@fabdesignsinc.com">lee@fabdesignsinc.com</a>	4,300	For Sale or \$1,200 Per Month	Includes covered storage and 3 phase power. Also, parking for rent.

## **EVENT SPACE**

ADDRESS	AGENT	CAPACITY	PRICE	DESCRIPTION
118 E. Council St. The Heritage Room at Council Street Commons	Karen Alexander Architecture (704) 642-0071 <a href="mailto:karen@kkaarch.com">karen@kkaarch.com</a>	Up to 250	Call for quote	Multi-functional space for numerous types of corporate and private events. Amenities include a catering kitchen, a large coat closet, convenient restrooms, and a 630 square foot balcony overlooking Easy Street and the surrounding area. <a href="http://www.kkaarch.com/heritage">www.kkaarch.com/heritage</a>
215 Depot St. Salisbury Station	Jack Thomson Historic Salisbury Foundation (704) 636-0103 <a href="mailto:office@historicsalisbury.org">office@historicsalisbury.org</a>	250 seated; up to 500 in warmer weather	Call for quote	Built in 1908, restored to its original grandeur, and re-opened in May 1993, the Station offers a beautiful complex in which to hold a variety of events. Up to thirty-two 60" round tables and ten 30" x 96" buffet/banquet tables. <a href="http://www.historicsalisbury.org">www.historicsalisbury.org</a>
213 S. Main St. Meroney Theatre	Diana Moustafa Piedmont Players Theater (704) 633-5471 <a href="mailto:diana@piedmontplayers.com">diana@piedmontplayers.com</a>	Up to 200	Call for quote	The 361 seat Historic Meroney Theater is available for limited times between plays. The 3rd floor Norvell Rehearsal Hall accessible via elevator and can readily accommodate meetings and functions of up to 200. <a href="http://www.piedmontplayers.com">www.piedmontplayers.com</a>
100 W. Innes St. Plaza Seminar Room	Shuntale Smith (704) 637-7814 <a href="mailto:shuntale@downtownsalisbury.com">shuntale@downtownsalisbury.com</a>	Up to 40	\$50 for up to 4 hrs/\$100 for up to 8 hrs	Constructed in 1912, the Plaza is the premier address for business in downtown Salisbury. This 750 square foot meeting space has tables and chairs for 40 classroom style or 24 boardroom style and features a built in screen, whiteboard, lectern and kitchen facility.

ADDRESS	AGENT	CAPACITY	PRICE	DESCRIPTION
202 N. Main St. Rowan Museum Messinger Room	Kaye Hirst (704) 633-5946 <a href="mailto:khirst@carolina.rr.com">khirst@carolina.rr.com</a>	Up to 250	Call for quote	Located in the old 1854 Courthouse/Community Building and accessible by elevator, the Messinger Room is a grand space with refrigerator, icemaker, microwave and warming ovens. <a href="http://www.rowanmuseum.org/messinger-room-rental.htm">www.rowanmuseum.org/messinger-room-rental.htm</a>
204 E. Innes St. Gateway Building	Linda Sherrill Rowan County Chamber of Commerce (704) 633-4221 <a href="mailto:lisherrill@rowanchamber.com">lisherrill@rowanchamber.com</a>	15-45	Members use free 2x per mo.	2 Meeting rooms, fully equipped state of the art.
201 W Fisher St Rowan Public Library - Stanback Room	Genia Goldston (704) 216-8240 <a href="mailto:genia.goldston@rowancountync.gov">genia.goldston@rowancountync.gov</a>	Up to 100	No charge	Great small meeting space in the Rowan Public Library for community events only (not available for sales or profit making ventures).
201 W. Fisher St. Rowan Public Library - Hurley Room	Genia Goldston (704) 216-8240 <a href="mailto:genia.goldston@rowancountync.gov">genia.goldston@rowancountync.gov</a>	Up to 25	No charge	Great small meeting space in the Rowan Public Library for community events only (not available for sales or profit making ventures).