

Forest Heights Shopping Center

805 N CENTER STREET, STATESVILLE, NC 28677

RETAIL SHOPPING CENTER

FOR LEASE



Forest Heights Shopping Center is a neighborhood shopping center with multiple access points and two signalized intersections with 14,000 VPD on Center Street. ±2,400 SF retail space available and a ±15,802 SF turn-key grocery space available. Grocery includes shelving, four coolers, fixtures, and equipment. Co-Tenants include a dry cleaner, pharmacy, eye clinic, hearing clinic and barber shop.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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KEY FACTS

27,876

Population



2.4

Average Household Size

38.6

Median Age

\$42,821

Median Household Income

EDUCATION

16%

No High School Diploma



29%

High School Graduate



35%

Some College



20%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,718

Total Businesses



21,546

Total Employees

EMPLOYMENT



48%

White Collar



34%

Blue Collar



18%

Services

14.4%

Unemployment Rate

INCOME



\$42,821

Median Household Income



\$23,050

Per Capita Income



\$36,162

Median Net Worth

Households By Income

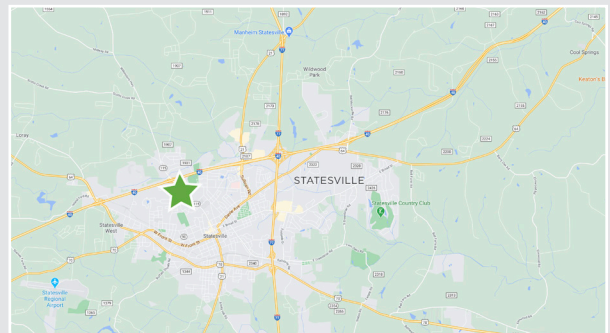
The largest group: \$50,000 - \$74,999 (21.8%)

The smallest group: \$150,000 - \$199,999 (1.8%)

Indicator ▲	Value	Difference
<\$15,000	13.1%	+6.5%
\$15,000 - \$24,999	12.8%	+4.2%
\$25,000 - \$34,999	14.8%	+5.8%
\$35,000 - \$49,999	15.5%	+1.0%
\$50,000 - \$74,999	21.8%	+0.1%
\$75,000 - \$99,999	10.0%	-2.2%
\$100,000 - \$149,999	8.3%	-6.3%
\$150,000 - \$199,999	1.8%	-4.2%
\$200,000+	1.9%	-4.9%

3 MILE DEMOGRAPHICS

- Neighborhood shopping center with multiple access points
- Sits at two signalized intersections, with 41,000 VPD on Center Street
- ±2,400 SF Retail spaces available
- ±15,802 SF turn-key grocery space available
- Lease Rate: \$8.00 - \$16.00 PSF, NNN

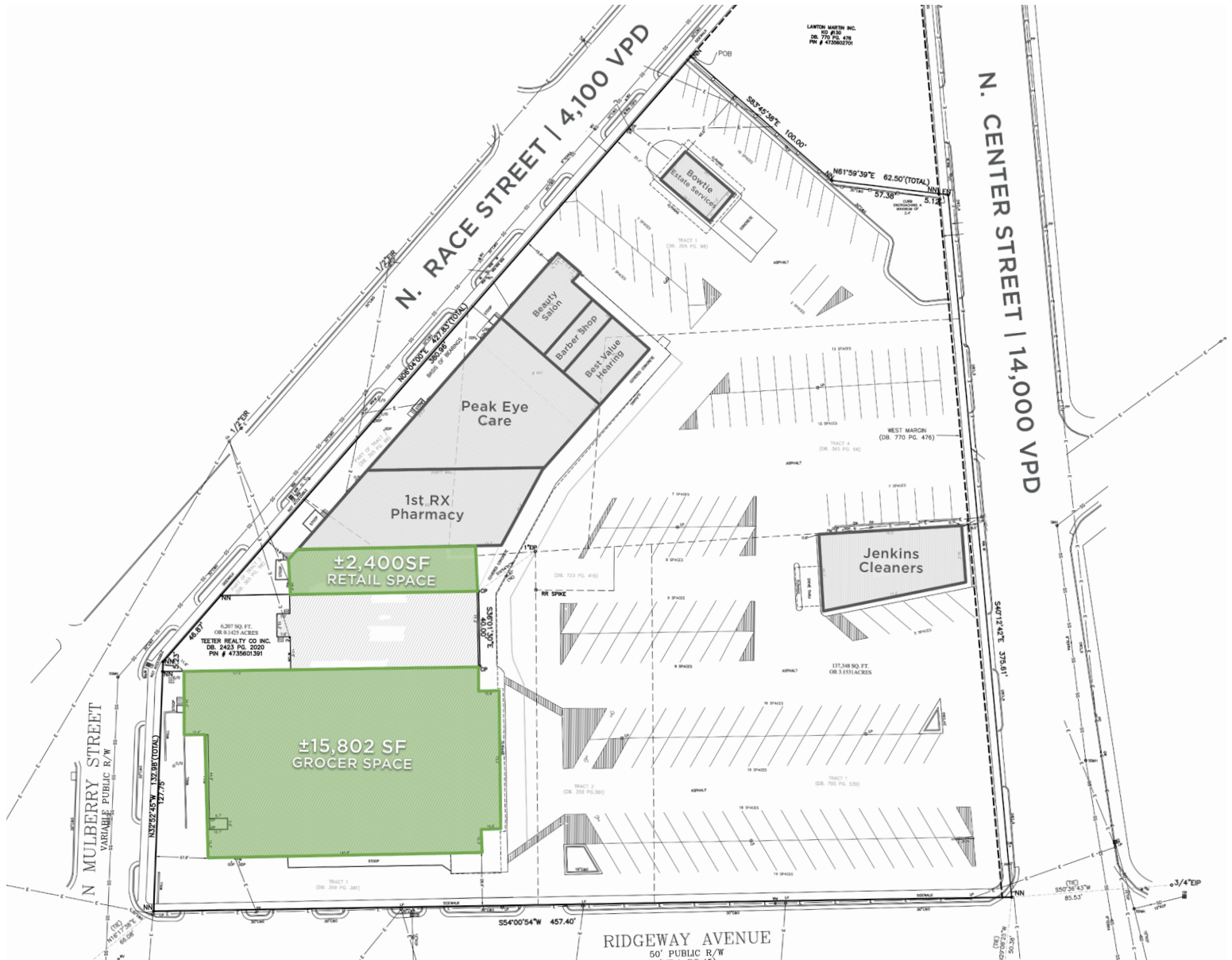


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PROPERTY DETAILS

Property Type	Retail	Grocer SF ±	15,802	Parking	177 Surface	Acres	3.2
Available SF±	2,400 - 15,802	Retail SF ±	2,400				

UTILITIES

Heat	Central	Gas	PNG	Air	Central	Electric	City
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TAX INFORMATION

Zoning	B-2	Tax PIN	4735-60-2492	Deed Book	2552	Deed Page	1896
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PRICING & TERMS

Grocer Lease Rate	\$8.00	Grocer Lease Type	NNN	Retail Lease Rate	\$16.00	Retail Lease Type	NNN
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Comments	Forest Heights Shopping Center is a neighborhood shopping center with multiple access points and two signalized intersections with 14,000 VPD on Center Street. ±2,400 SF retail space available and a ±15,802 SF turn-key grocery space available. Grocery includes shelving, four coolers, fixtures, and equipment. Co-Tenants include a dry cleaner, pharmacy, eye clinic, hearing clinic and barber shop.
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