

805 N. CENTER STREET

FOR LEASE | STATESVILLE, NC 28677

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

| | |
|-----------------------------|--------------------------|
| AVAILABLE SF ± | 528 - 10,300 |
| LEASE RATE | \$16.00, NNN |
| FREE STANDING BUILDING RATE | \$750/Month, NNN |
| RETAIL/WAREHOUSE SF ± | 5,500 *Available Q1 2022 |
| RETAIL/WAREHOUSE RATE | \$6.50, NNN |

DESCRIPTION

Forest Heights Shopping Center is a neighborhood shopping center with multiple access points and two signalized intersections with 14,000 VPD on Center Street. ±528-10,300 SF retail/office space and ±5,500 SF retail/warehouse available. Co-tenants include Dollar Tree, a dry cleaner, eye clinic, hearing clinic and barber shop.



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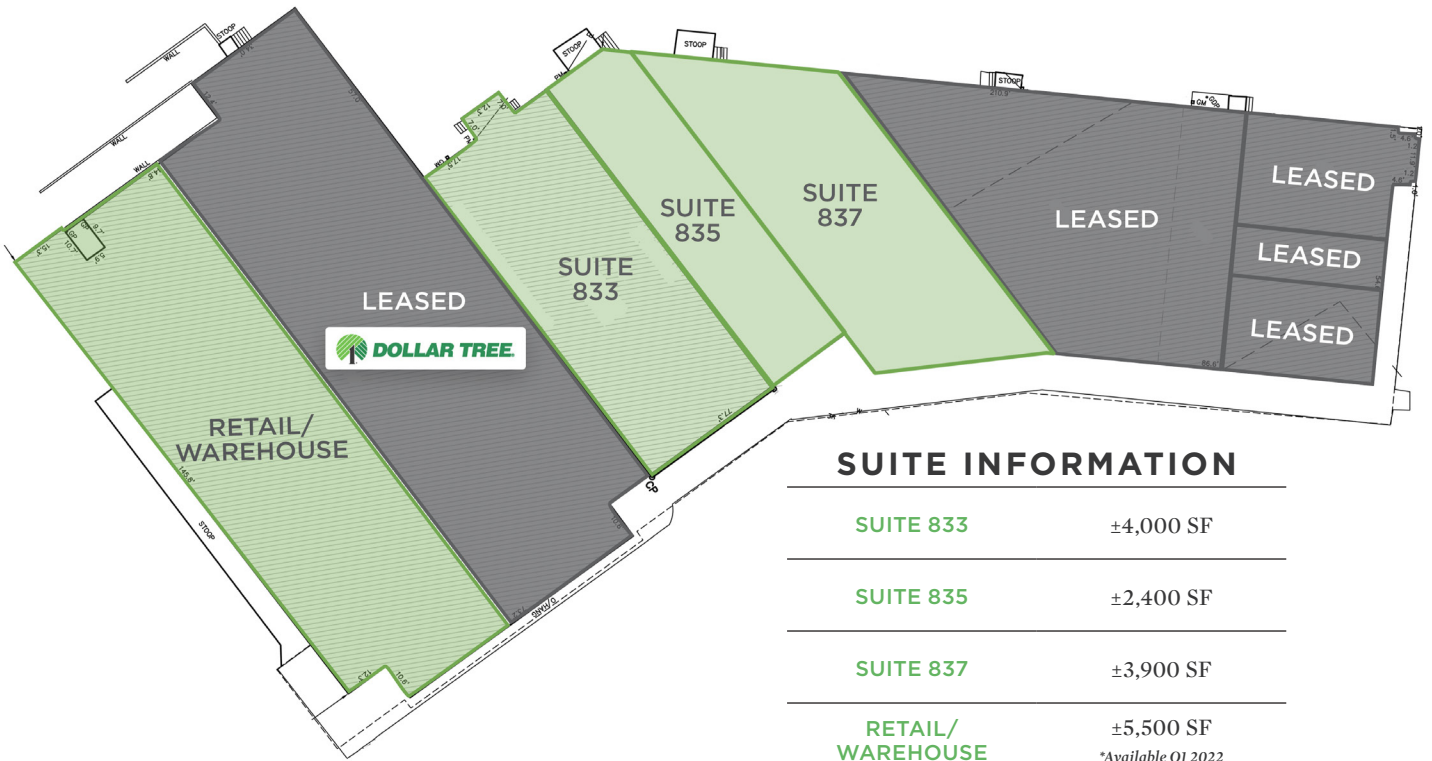
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SUITE INFORMATION

| | |
|---------------------------|--|
| SUITE 833 | ±4,000 SF |
| SUITE 835 | ±2,400 SF |
| SUITE 837 | ±3,900 SF |
| RETAIL/ WAREHOUSE | ±5,500 SF <small>*Available Q1 2022</small> |
| FREE STANDING BUILDING | ±528 SF <small>*Not Pictured</small> |



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KEY FACTS

27,876

Population



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/Prof Degree

BUSINESS



1,718

Total Businesses



21,546

Total Employees

EMPLOYMENT



48%

White Collar



34%

Blue Collar



18%

Services



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% |



SUITE 835



SUITE 837



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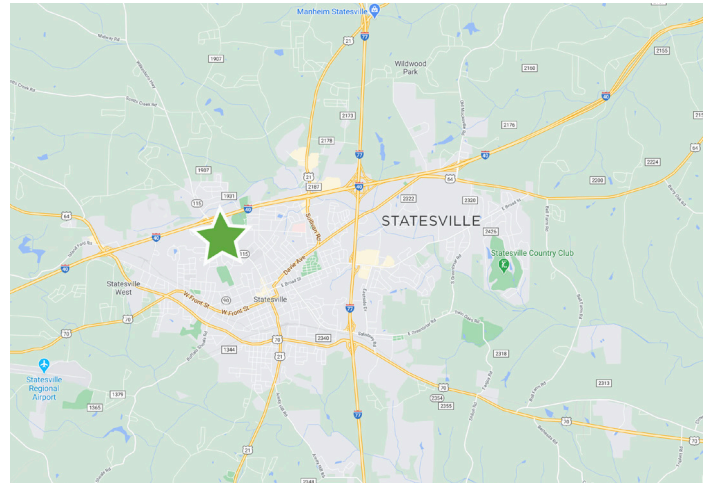
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KEY FEATURES

- Sits at two signalized intersections with 14,000 VPD on Center Street
- ±528-10,300 sf retail space available
- ±5,500 sf warehouse space available
- **Retail Rate: \$16.00, NNN**
- **Retail/Warehouse Rate: \$6.50, NNN** *Available Q1 2022
- **Free Standing Building Rate: \$750/Month, NNN**



PROPERTY INFORMATION

| | | | |
|------------------------------|--------------------|---------------------------------|--------------------------|
| AVAILABLE RETAIL SF ± | 528-10,300 | AVAILABLE WAREHOUSE SF ± | 5,500 *Available Q1 2022 |
| ACRES | 3.2 | FLOORS | 1 |
| PARKING | 177 Surface Spaces | | |

PRICING & TERMS

| | | | |
|--|-------------|--|-----|
| RETAIL LEASE RATE | \$16.00 psf | RETAIL LEASE TYPE | NNN |
| RETAIL/WAREHOUSE LEASE RATE | \$6.50 psf | RETAIL/WAREHOUSE LEASE TYPE | NNN |
| FREE STANDING BUILDING LEASE RATE | \$750/Month | FREE STANDING BUILDING LEASE TYPE | NNN |

DESCRIPTION

Forest Heights Shopping Center is a neighborhood shopping center with multiple access points and two signalized intersections with 14,000 VPD on Center Street. ±528-10,300 SF retail/office space and ±5,500 SF retail/warehouse available. Co-tenants include Dollar Tree, a dry cleaner, eye clinic, hearing clinic and barber shop.

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