

805 N. CENTER STREET

FOR LEASE | STATESVILLE, NC 28677

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

RETAIL AVAILABLE SF ±	2,400-10,300
RETAIL LEASE RATE	\$16.00, NNN
WAREHOUSE AVAILABLE SF ±	5,500 *Available Q1 2022
WAREHOUSE LEASE 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. ±2,400-±10,300 SF retail space and ±5,500 SF warehouse available. Co-tenants include a dry cleaner, eye clinic, hearing clinic and barber shop.



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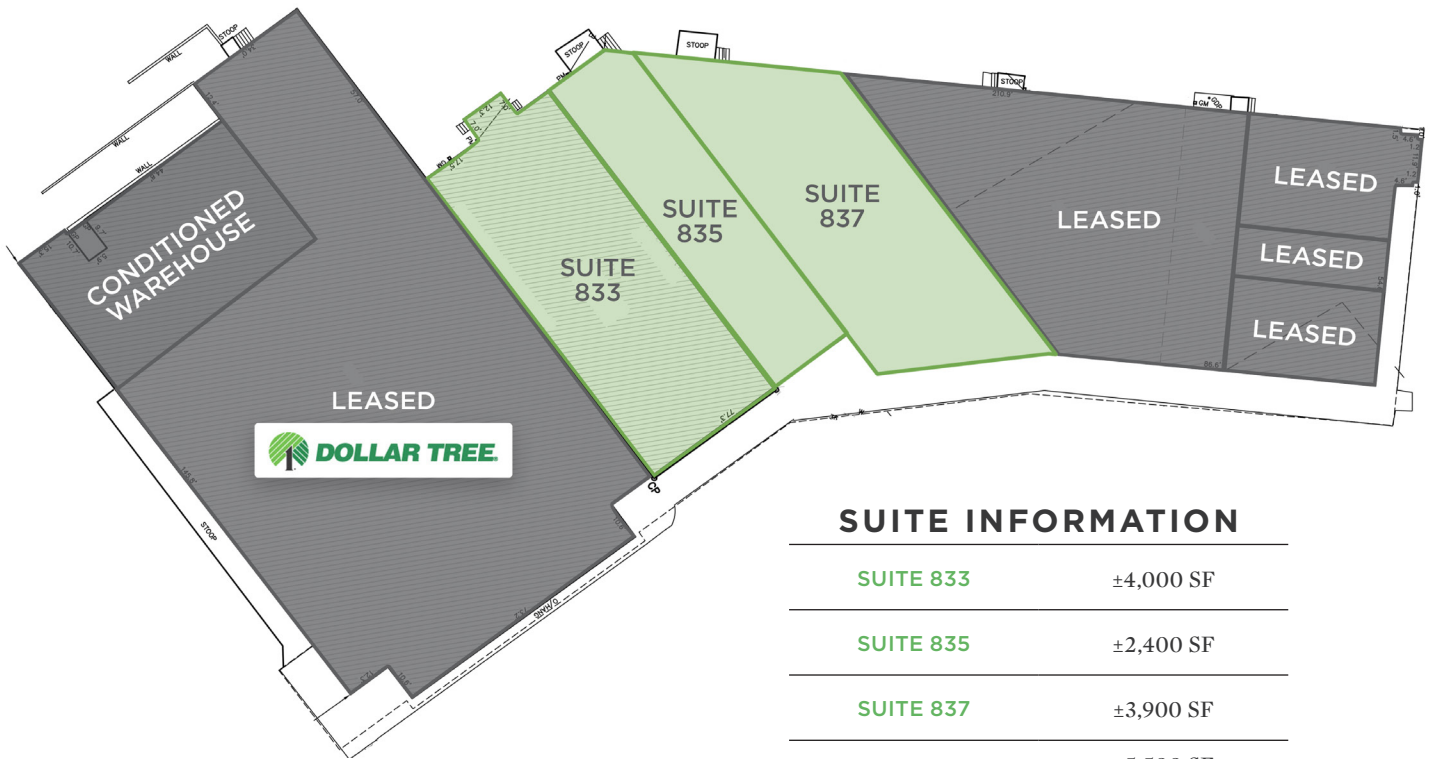
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SUITE INFORMATION

SUITE 833	±4,000 SF
SUITE 835	±2,400 SF
SUITE 837	±3,900 SF
WAREHOUSE	±5,500 SF <i>*Available Q1 2022</i>



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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/Pr of 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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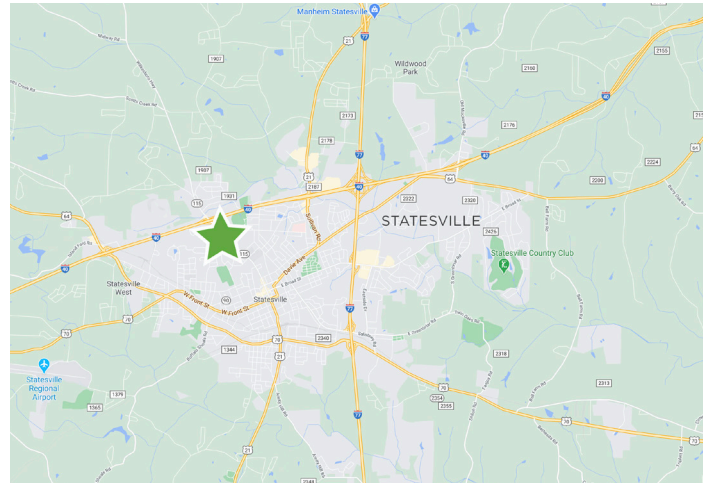
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KEY FEATURES

- Sits at two signalized intersections with 14,000 VPD on Center Street
- ±2,400-10,300 sf retail space available
- ±5,500 sf warehouse space available
- **Retail Rent: \$16.00, NNN**
- **Warehouse Rent: \$6.50, NNN** *Available Q1 2022



PROPERTY INFORMATION

AVAILABLE RETAIL SF ±	2,400-10,300	AVAILABLE WAREHOUSE SF ±	5,500 *Available Q1 2022
ACRES	3.2	FLOORS	1
PARKING	177 Surface Spaces		

PRICING & TERMS

RETAIL LEASE RATE	\$16.00	RETAIL LEASE TYPE	NNN
WAREHOUSE LEASE RATE	\$6.50	WAREHOUSE LEASE TYPE	NNN

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