

805 N. CENTER STREET

FOR LEASE | STATESVILLE, NC 28677

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail/Warehouse
AVAILABLE SF ±	5,500
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. ±5,500 SF retail/warehouse available. Co-tenants include Dollar Tree, a dry cleaner, eye clinic, hearing clinic and barber shop.



KATIE MEALKA

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715

805 N. CENTER STREET

FOR LEASE | STATESVILLE, NC 28677

Linville | Team Partners

COMMERCIAL REAL ESTATE



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

805 N. CENTER STREET

FOR LEASE | STATESVILLE, NC 28677

Linville | Team Partners

COMMERCIAL REAL ESTATE

KEY FACTS

46,325

Population



2.5

Average
Household Size

40.7

Median Age

\$54,010

Median Household
Income

EDUCATION

13%

No High School
Diploma



32%

High School
Graduate



33%

Some College



22%

Bachelor's/Grad/Pr
of Degree

BUSINESS



2,327

Total Businesses



31,653

Total Employees

EMPLOYMENT



48.1%

White Collar



34.4%

Blue Collar



17.5%

Services

5.1%

Unemployment
Rate

INCOME



\$54,010

Median Household
Income



\$29,484

Per Capita Income



\$104,388

Median Net Worth

Households By Income

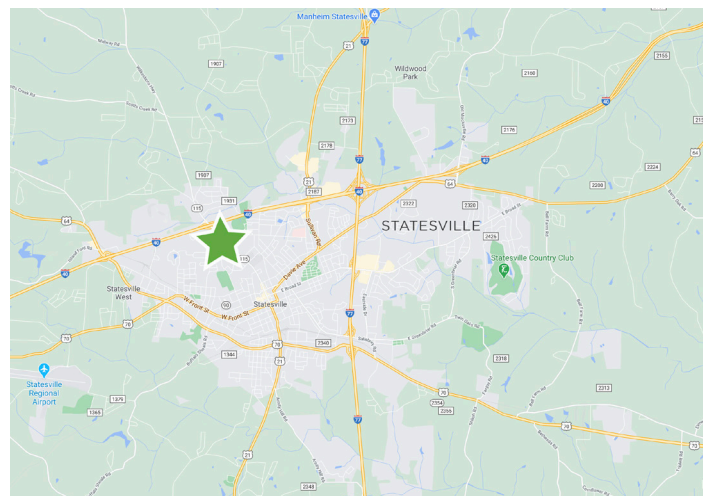
The largest group: \$50,000 - \$74,999 (19.4%)

The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator ▲	Value	Diff	
<\$15,000	9.4%	+3.7%	
\$15,000 - \$24,999	11.5%	+4.2%	
\$25,000 - \$34,999	13.0%	+4.5%	
\$35,000 - \$49,999	11.8%	+1.7%	
\$50,000 - \$74,999	19.4%	+1.0%	
\$75,000 - \$99,999	15.3%	-0.2%	
\$100,000 - \$149,999	12.7%	-4.6%	
\$150,000 - \$199,999	3.3%	-4.5%	
\$200,000+	3.7%	-5.6%	

KEY FEATURES

- Sits at two signalized intersections with 14,000 VPD on Center Street
- ±5,500 SF warehouse space available
- Co-tenants include Dollar Tree, a dry cleaner, eye clinic, hearing clinic and barber shop.
- **Lease Rate: \$6.50, NNN**



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

805 N. CENTER STREET

FOR LEASE | STATESVILLE, NC 28677

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

AVAILABLE SF ±	5,500	FLOORS	1
PROPERTY TYPE	Retail/Warehouse	PARKING	177 Surface Spaces
ACRES	3.2		

PRICING & TERMS

LEASE RATE	\$6.50 psf	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. ±5,500 SF retail/warehouse available. Co-tenants include Dollar Tree, a dry cleaner, eye clinic, hearing clinic and barber shop.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101
LTPCOMMERCIAL.COM • 336.724.1715