

# 833-837 N. CENTER STREET

FOR LEASE | STATESVILLE, NC 28677

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	2,400 - 10,300
LEASE RATE	\$9.65, 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/office space available. Co-tenants include Dollar Tree, dry cleaner, eye clinic, hearing clinic and barber shop.



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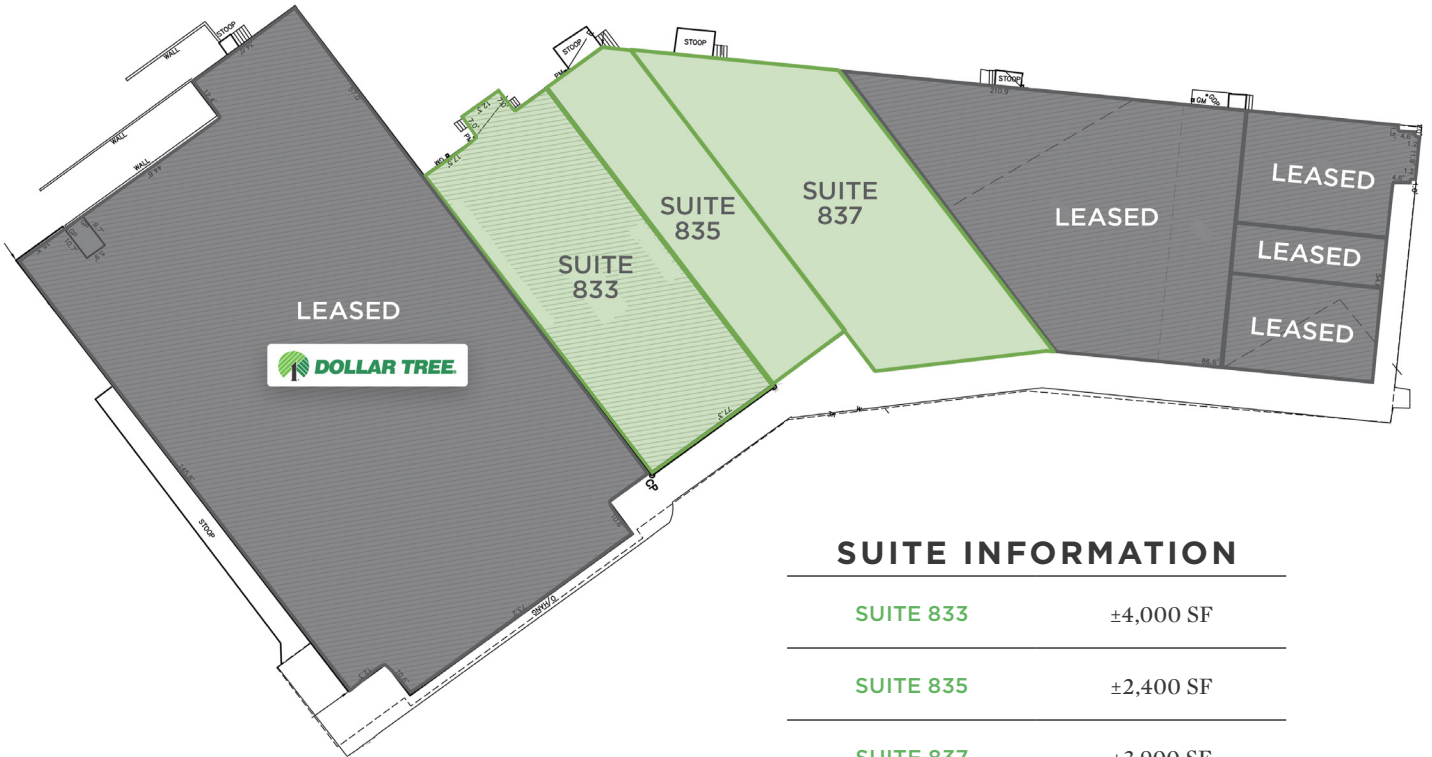
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## SUITE INFORMATION

SUITE 833	±4,000 SF
SUITE 835	±2,400 SF
SUITE 837	±3,900 SF



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### 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

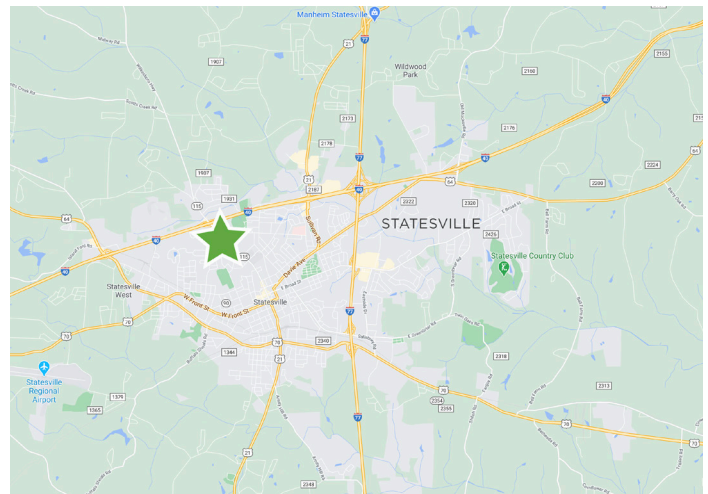
The largest group: \$50,000 - \$74,999 (19.4%)

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
- ±2,400 - 10,300 SF retail space available
- Co-tenants include Dollar Tree, dry cleaner, eye clinic, hearing clinic and barber shop
- Lease Rate: \$9.65, NNN
- TICAM: \$2.05 psf





## PROPERTY INFORMATION

AVAILABLE RETAIL SF ±	2,400-10,300	PARKING	177 Surface Spaces
ACRES	3.2	FLOORS	1

## PRICING & TERMS

LEASE RATE	\$9.65	LEASE TYPE	NNN
TICAM	\$2.05 psf		

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