

805-859 N. CENTER STREET

FOR LEASE | STATESVILLE, NC 28677

Linville | Team Partners

COMMERCIAL REAL ESTATE



FOREST HEIGHTS SHOPPING CENTER

PROPERTY HIGHLIGHTS

| | |
|----------------------|--------------------|
| PROPERTY TYPE | Retail |
| AVAILABLE SF ± | 820-5,500 |
| LEASE RATE | \$9.65, NNN |
| SUITE 859 LEASE RATE | \$1,200/Month, NNN |

DESCRIPTION

Forest Heights Shopping Center currently offers 4 retail spaces ranging from ±820 to ±5,500 SF. These well-located shopping center opportunities feature multiple access points, ample parking, and two signalized intersections with 14,000 VPD on North Center Street. With less than 0.5 mile access to I-40, any number of retail and professional service concepts can thrive at this location.



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KEY FACTS

46,325

Population



2.5

Average
Household Size

40.7

Median Age

\$54,010

Median Household
Income

EDUCATION

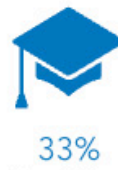
13%

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

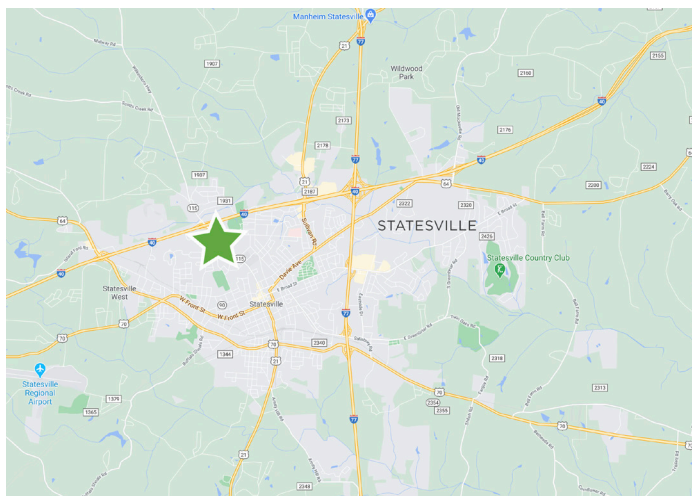
The largest group: \$50,000 - \$74,999 (19.4%)

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
- ±820-5,500 SF available
- Anchor Tenant: Dollar Tree
- TICAM: \$2.05 psf



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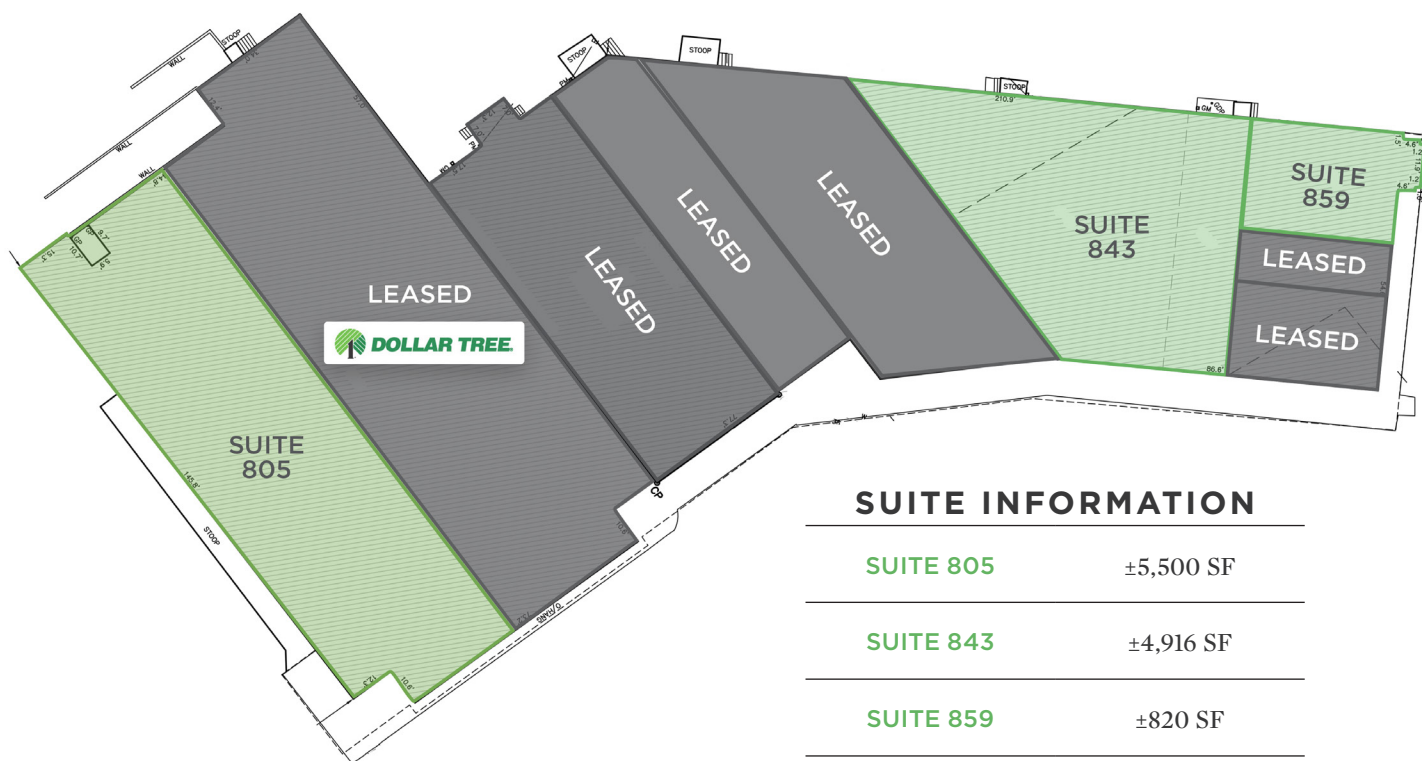
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SUITE INFORMATION

SUITE 805 ±5,500 SF

SUITE 843 ±4,916 SF

SUITE 859 ±820 SF

SUITE 825 ±3,003 SF
*not pictured above

PROPERTY INFORMATION

| | | | |
|----------------|-----------|---------|--------------------|
| AVAILABLE SF ± | 820-5,500 | PARKING | 177 Surface Spaces |
| ACRES | 3.2 | FLOORS | 1 |

PRICING & TERMS

| | | | |
|----------------------|---------------|------------|------------|
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