

# 805-859 N. CENTER STREET

FOR LEASE | STATESVILLE, NC 28677

Linville | Team Partners

COMMERCIAL REAL ESTATE



## SUITE AVAILABILITY

	SIZE	LEASE RATE
SUITE 805	±5,500 SF	\$4,422.29/Month
SUITE 843	±4,916 SF	\$3,953.28/Month
SUITE 825	±2,699 SF	\$2,170.45/Month
SUITE 865	±620 SF	\$1,000.00/Month

## DESCRIPTION

Forest Heights Shopping Center currently offers multiple retail spaces ranging from ±620 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.



KATIE HAYES

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

P 336.724.1715

# 805-859 N. CENTER STREET

FOR LEASE | STATESVILLE, NC 28677

Linville | Team Partners

COMMERCIAL REAL ESTATE



SUITE 843



SUITE 843



SUITE 865



SUITE 865



SUITE 825



SUITE 825



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

LTPCOMMERCIAL.COM • 336.724.1715

# 805-859 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

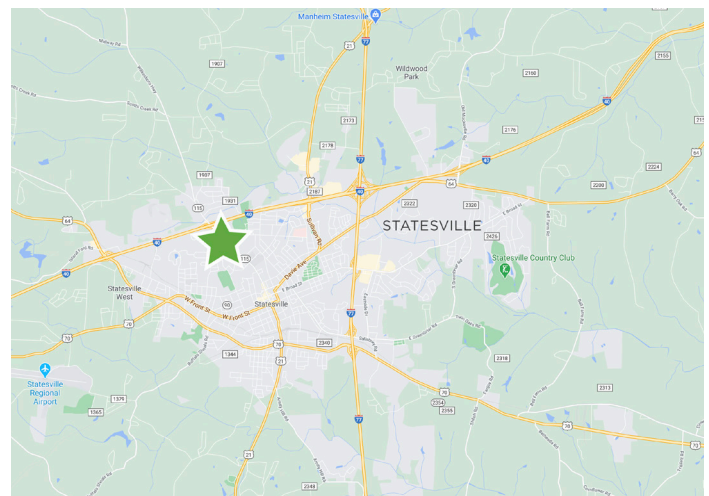
The largest group: \$50,000 - \$74,999 (19.4%)

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
- ±620-5,500 SF available
- Anchor Tenant: Dollar Tree
- TICAM: \$2.05 psf

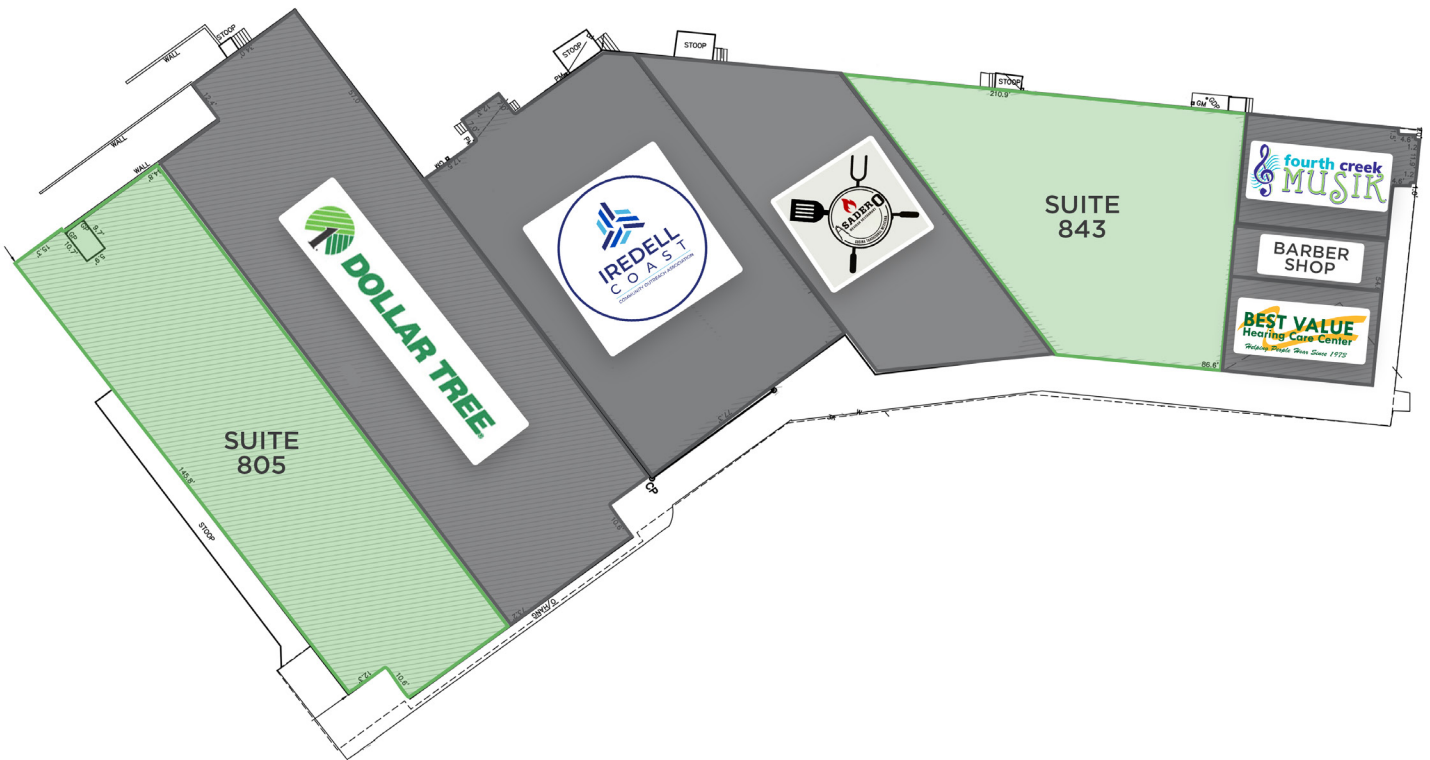


206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

## SUITE DETAILS & PRICING

SUITE	SIZE	LEASE RATE	LEASE TYPE
<b>SUITE 805</b>	±5,500 SF	\$4,422.29/Month	NNN
<b>SUITE 843</b>	±4,916 SF	\$3,953.28/Month	NNN
<b>SUITE 825</b> <i>*not pictured below</i>	±2,699 SF	\$2,170.45/Month	NNN
<b>SUITE 865</b> <i>*not pictured below</i>	±620 SF	\$1,000.00/Month	NNN



## PROPERTY INFORMATION

<b>ACRES</b>	3.2	<b>PARKING</b>	177 Surface Spaces
<b>VEHICLES PER DAY</b>	14,000	<b>TICAM</b>	\$2.05 psf

## DESCRIPTION

Forest Heights Shopping Center currently offers multiple retail spaces ranging from ±620 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.

*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.*