

1835 DAVIE AVE, STATESVILLE OFFICE BUILDING, STE 401

**1835 DAVIE AVE, STE. 401, STATESVILLE,
NC 28677**

OFFICE BUILDING FOR SALE

FOR MORE INFORMATION

DOUG SUTHERLAND

704.614.2341
DOUGS@LAKENORMANREALTY.COM

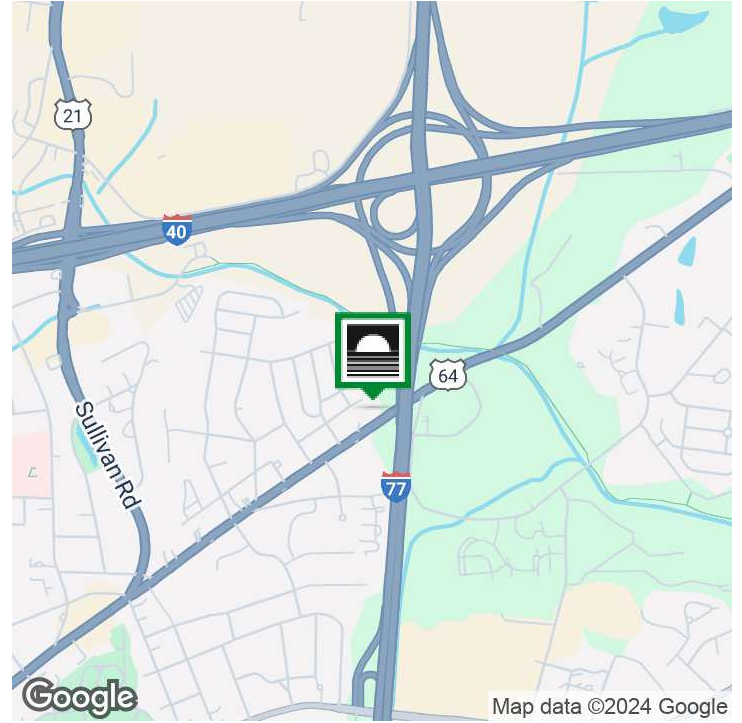
THOMAS GREGORY

704.880.7156
THOMASG@LAKENORMANREALTY.COM

1835 DAVIE AVE, STATESVILLE OFFICE BUILDING, STE 401

1835 DAVIE AVE, STE. 401, STATESVILLE, NC 28677

EXECUTIVE SUMMARY | 2



OFFERING SUMMARY

| | |
|------------------|-----------|
| Sale Price: | \$725,000 |
| Building Size: | 5,724 SF |
| Available SF: | |
| Number of Units: | 1 |
| Price / SF: | \$126.66 |
| Cap Rate: | 6.5% |
| Year Built: | 1981 |
| Zoning: | O2 |
| Traffic Count: | 1,100 |

PROPERTY OVERVIEW

Established income-producing investment property, with neighbors in the healthcare industry. Well-located along Davie Ave., an east-west artery to and from downtown Statesville. 5,724 gross sq ft. Contact agent for showing and for details on the financials.

PROPERTY HIGHLIGHTS

20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

DOUG SUTHERLAND

704.614.2341
DOUGS@LAKENORMANREALTY.COM

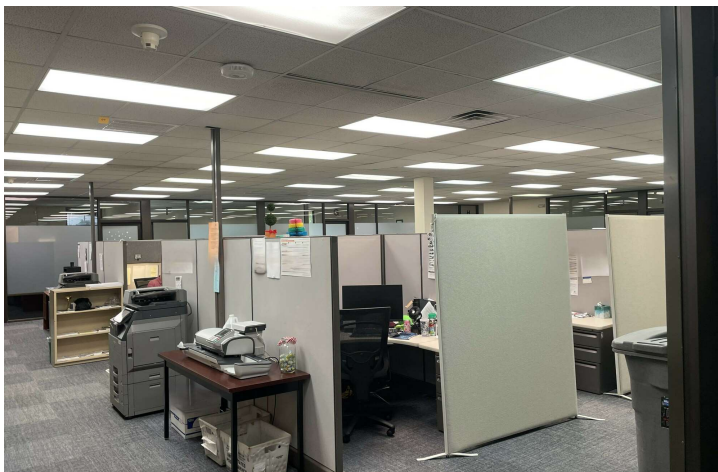
THOMAS GREGORY

704.880.7156
THOMASG@LAKENORMANREALTY.COM

1835 DAVIE AVE, STATESVILLE OFFICE BUILDING, STE 401

1835 DAVIE AVE, STE. 401, STATESVILLE, NC 28677

ADDITIONAL PHOTOS | 3



20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

DOUG SUTHERLAND

704.614.2341
DOUGS@LAKENORMANREALTY.COM

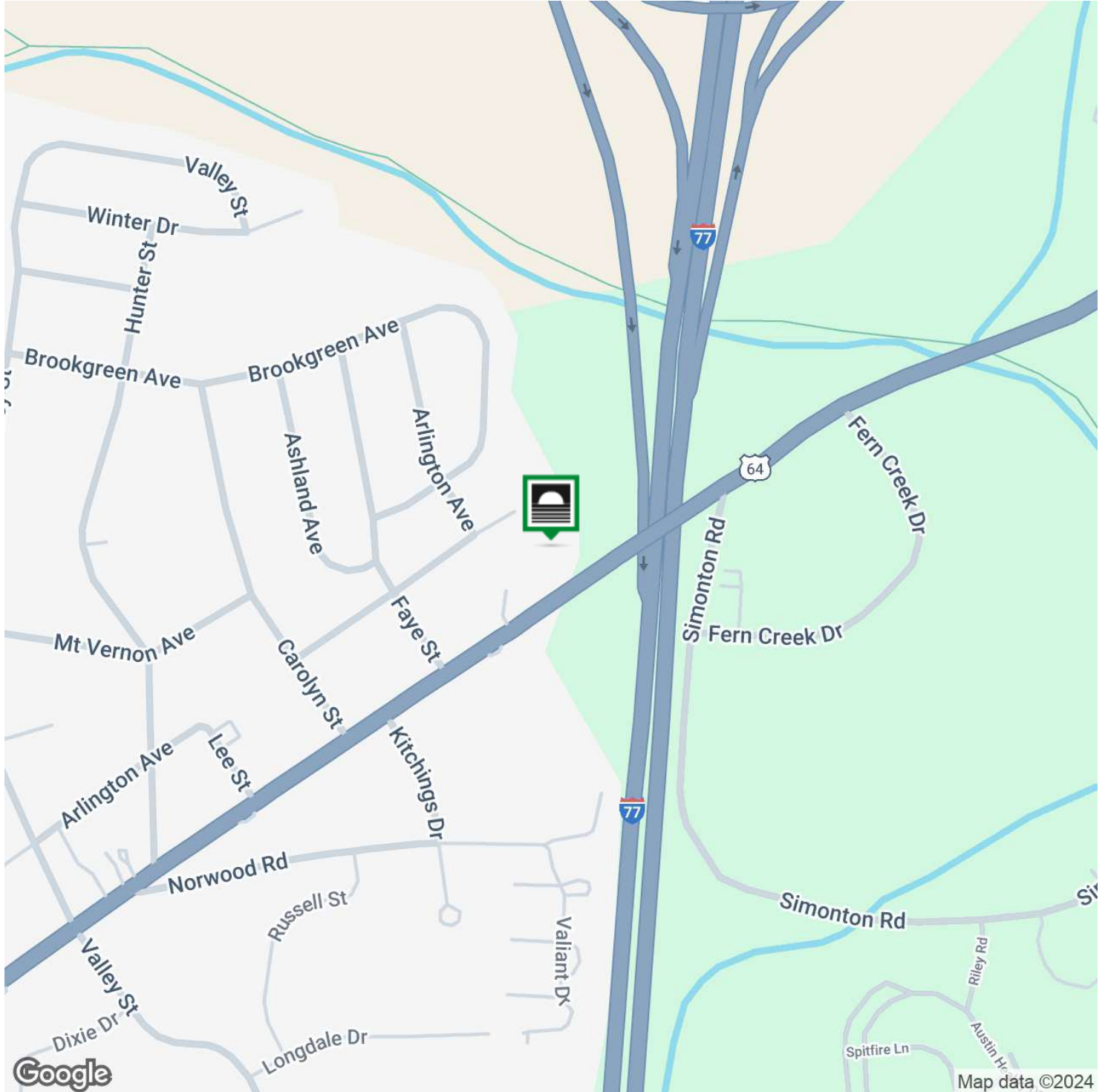
THOMAS GREGORY

704.880.7156
THOMASG@LAKENORMANREALTY.COM

1835 DAVIE AVE, STATESVILLE OFFICE BUILDING, STE 401

1835 DAVIE AVE, STE. 401, STATESVILLE, NC 28677

LOCATION MAP | 4



20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

DOUG SUTHERLAND

704.614.2341
DOUGS@LAKENORMANREALTY.COM

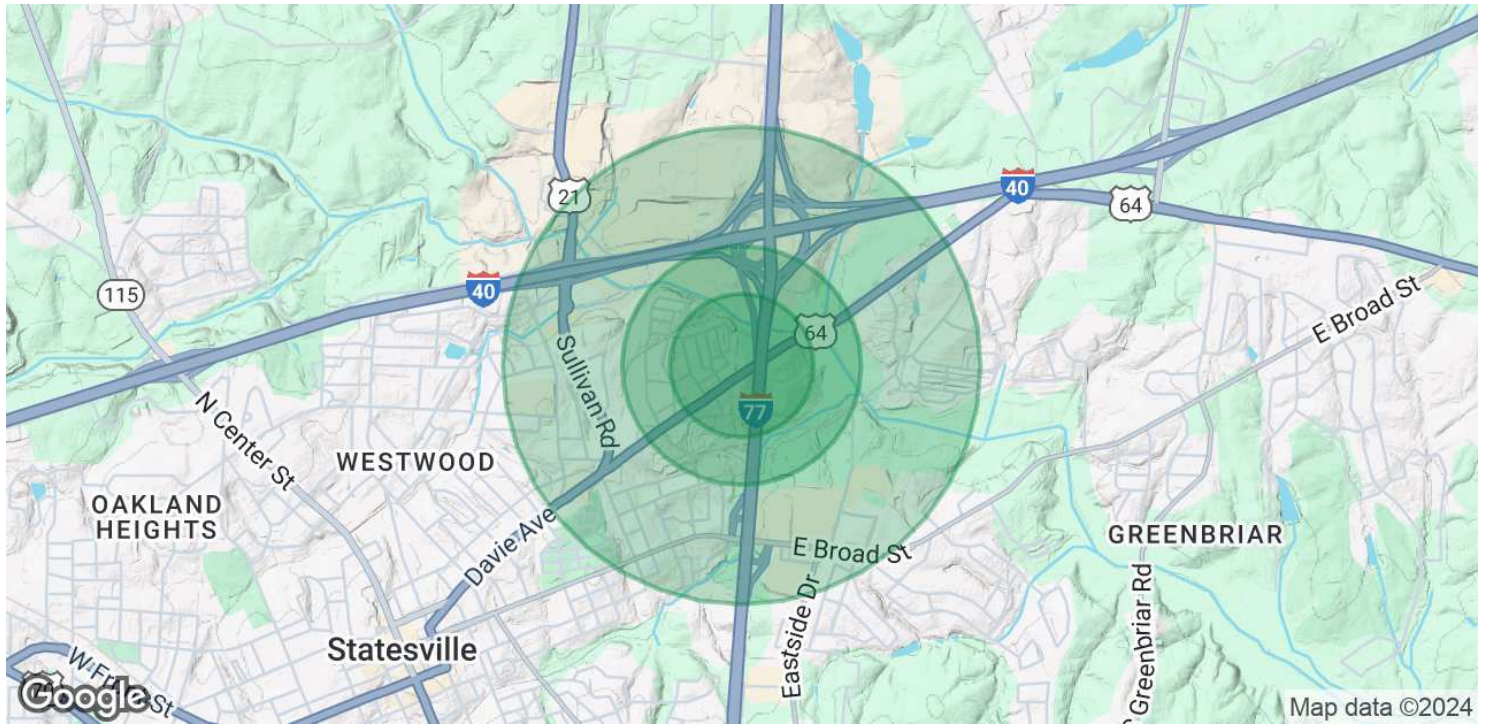
THOMAS GREGORY

704.880.7156
THOMASG@LAKENORMANREALTY.COM

1835 DAVIE AVE, STATESVILLE OFFICE BUILDING, STE 401

1835 DAVIE AVE, STE. 401, STATESVILLE, NC 28677

DEMOGRAPHICS MAP & REPORT | 5



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 532 | 1,946 | 5,569 |
| Average Age | 42 | 42 | 42 |
| Average Age (Male) | 39 | 38 | 39 |
| Average Age (Female) | 44 | 45 | 45 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 229 | 861 | 2,388 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$90,535 | \$79,862 | \$75,294 |
| Average House Value | \$323,666 | \$313,978 | \$296,991 |

Demographics data derived from AlphaMap

FOR MORE INFORMATION

DOUG SUTHERLAND

704.614.2341
DOUGS@LAKENORMANREALTY.COM

THOMAS GREGORY

704.880.7156
THOMASG@LAKENORMANREALTY.COM