



**Step Into the Future
of Wakefield Village**

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107 GRANNIS LANE (LITTLE JOE'S)

107 GRANNIS LANE, STATESVILLE, NC 28677

VERSATILE 6,490 SF ASSEMBLY SPACE WITH COURTYARD IN STATESVILLE, NC

TODD AKERS

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EXECUTIVE SUMMARY

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The Offering

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ABOUT TODD AKERS

Todd's Value Proposition
Strategic Marketing Approach
KW Commercial Network



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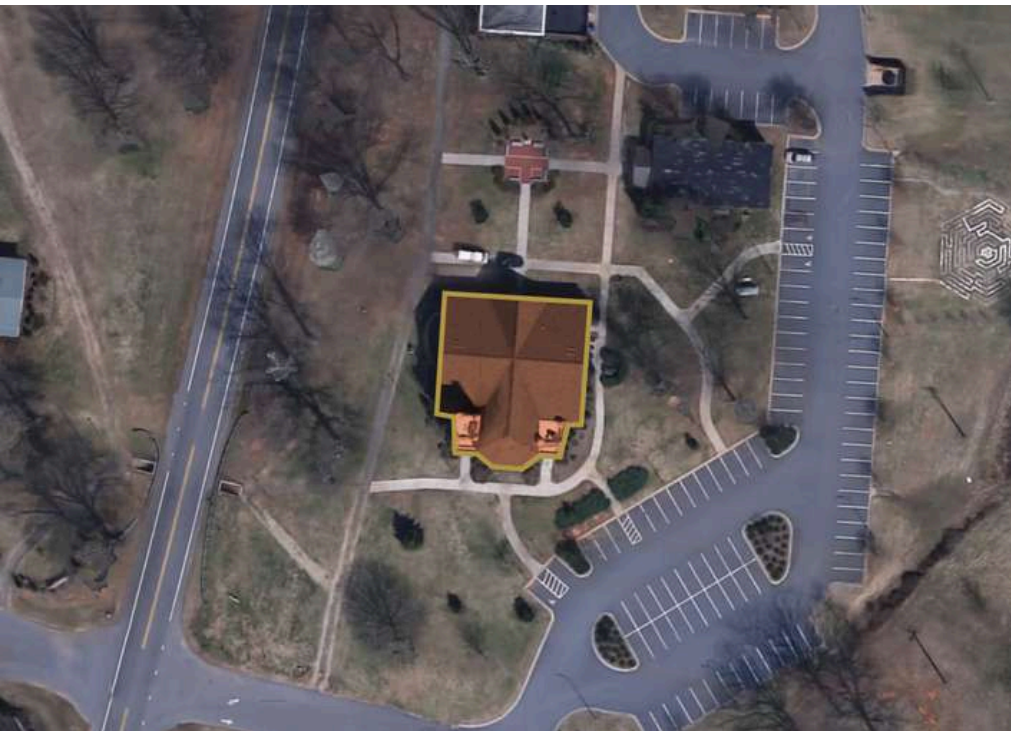
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EXECUTIVE SUMMARY

Welcome to Little Joe's at 107 Grannis Lane in Statesville, NC – a versatile 6,490 SF commercial property offering an open layout, private courtyard, and quiet yet accessible location, ideal for offices, events, educational programs, and a wide range of mixed-use ventures. This prime spot is perfectly designed for restaurants, medical offices, retail, fitness studios, professional services, childcare, and civic uses, providing a flexible canvas for your business to thrive near Lake Norman State Park and Downtown Statesville.



107 GRANNIS LANE

VERSATILE ASSEMBLY SPACE WITH COURTYARD IN STATESVILLE, NC

INVESTMENT HIGHLIGHTS



Versatile Facility & Design

Ideal 6,490 SF open-layout assembly space featuring a valuable private courtyard, making it perfect for events, fitness, professional offices, or a restaurant/brewery concept.



Strategic Lake Norman Access

Situated near the highly desirable Lake Norman State Park and close to the burgeoning Downtown Statesville, providing access to a growing base of affluent residents and recreational visitors.



High-Growth Market Opportunity

Positioned in Iredell County, one of North Carolina's fastest-growing regions, benefiting from the rapid residential and commercial expansion along the I-77 corridor.

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PROPERTY DETAILS

| | |
|---------------|--|
| Address | 107 Grannis Lane Statesville, NC 28677 |
| Stories | 1 |
| Building Size | 6,490 SF |
| Ideal Use | Restaurant, event center, office, commercial, retail, education etc. |



PROPERTY PHOTOS

107 GRANNIS LANE

VERSATILE ASSEMBLY SPACE WITH COURTYARD IN STATESVILLE, NC



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PROPERTY PHOTOS

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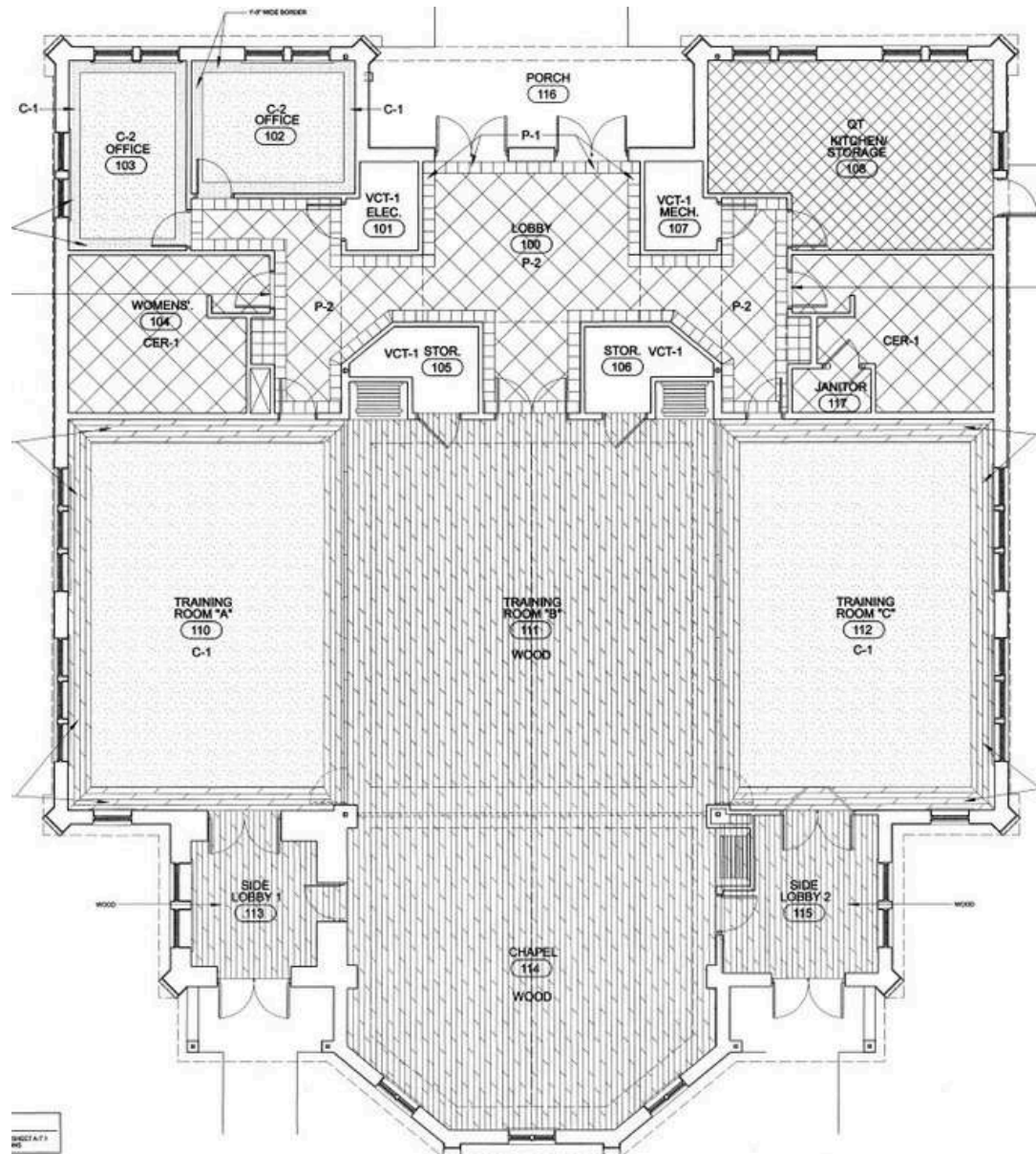
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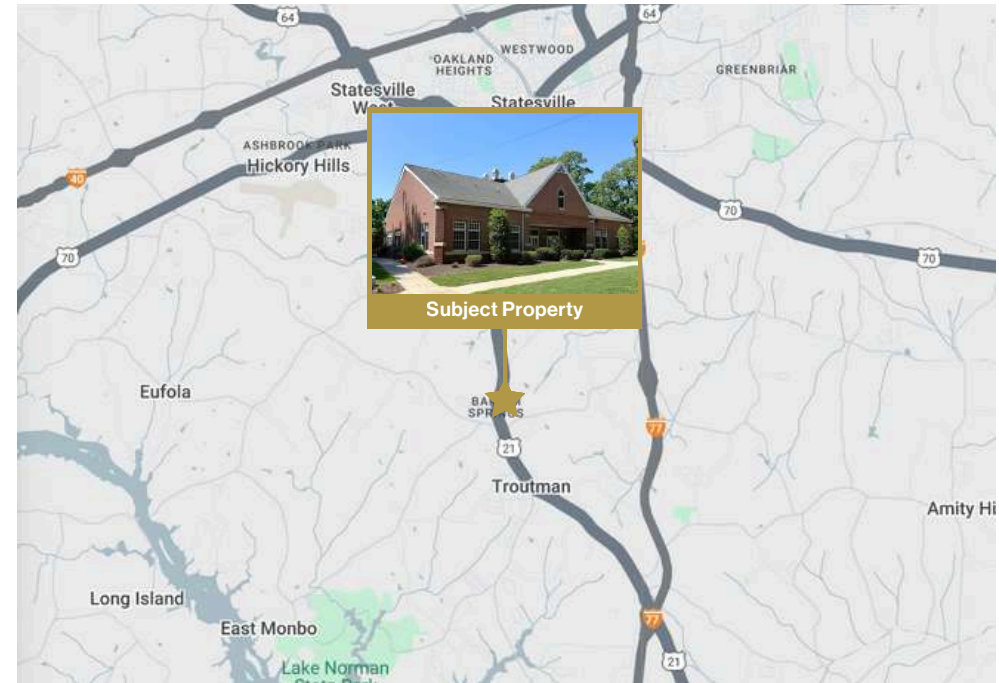


DEMOGRAPHIC SUMMARY

107 GRANNIS LANE

VERSATILE ASSEMBLY SPACE WITH COURTYARD IN STATESVILLE, NC

| Category | 1 Mile | | 3 Miles | | 5 Miles | |
|---|-----------------|----------|-----------------|----------|-----------------|----------|
| Population | | | | | | |
| 2029 Projection | 996 | | 13,922 | | 43,042 | |
| 2024 Estimate | 874 | | 12,165 | | 37,792 | |
| 2020 Census | 772 | | 10,440 | | 33,567 | |
| Growth 2024 - 2029 | 13.96% | | 14.44% | | 13.89% | |
| Growth 2020 - 2024 | 13.21% | | 16.52% | | 12.59% | |
| 2024 Population by Hispanic Origin | 60 | | 1,103 | | 3,884 | |
| 2024 Population | 874 | | 12,165 | | 37,792 | |
| White | 693 | (79.29%) | 9,211 | (75.72%) | 24,221 | (64.09%) |
| Black | 74 | (8.47%) | 1,277 | (10.50%) | 8,036 | (21.26%) |
| Am. Indian & Alaskan | 6 | (0.69%) | 72 | (0.59%) | 286 | (0.76%) |
| Asian | 11 | (1.26%) | 159 | (1.31%) | 401 | (1.06%) |
| Hawaiian & Pacific Islander | 0 | (0.00%) | 0 | (0.00%) | 0 | (0.00%) |
| Other | 90 | (10.30%) | 1,446 | (11.89%) | 4,848 | (12.83%) |
| U.S. Armed Forces | 0 | | 0 | | 13 | |
| Households | | | | | | |
| 2029 Projection | 375 | | 5,346 | | 17,047 | |
| 2024 Estimate | 329 | | 4,674 | | 14,979 | |
| 2020 Census | 292 | | 4,021 | | 13,329 | |
| Growth 2024 - 2029 | 13.98% | | 14.38% | | 13.81% | |
| Growth 2020 - 2024 | 12.67% | | 16.24% | | 12.38% | |
| Owner Occupied | 284 | (86.32%) | 3,817 | (81.66%) | 10,130 | (67.63%) |
| Renter Occupied | 45 | (13.68%) | 857 | (18.34%) | 4,849 | (32.37%) |
| 2024 Households by HH Income | 329 | | 4,673 | | 14,980 | |
| Income: <\$25,000 | 49 | (14.89%) | 716 | (15.32%) | 3,319 | (22.16%) |
| Income: \$25,000 - \$50,000 | 66 | (20.06%) | 957 | (20.48%) | 3,628 | (24.22%) |
| Income: \$50,000 - \$75,000 | 63 | (19.15%) | 787 | (16.84%) | 2,693 | (17.98%) |
| Income: \$75,000 - \$100,000 | 41 | (12.46%) | 658 | (14.08%) | 1,684 | (11.24%) |
| Income: \$100,000 - \$125,000 | 49 | (14.89%) | 606 | (12.97%) | 1,308 | (8.73%) |
| Income: \$125,000 - \$150,000 | 17 | (5.17%) | 248 | (5.31%) | 811 | (5.41%) |
| Income: \$150,000 - \$200,000 | 30 | (9.12%) | 403 | (8.62%) | 859 | (5.73%) |
| Income: \$200,000+ | 14 | (4.26%) | 298 | (6.38%) | 678 | (4.53%) |
| 2024 Avg Household Income | \$86,096 | | \$90,001 | | \$74,645 | |
| 2024 Med Household Income | \$68,863 | | \$70,368 | | \$54,779 | |



| No | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volum e Type | Miles from Subject Prop |
|----|----------------|-------------------|----------------|------------|------------------|--------------|-------------------------|
| 1 | Shelton Ave | Frazier Loop | 0.04 S | 2025 | 9,549 | MPSI | 0.18 |
| 2 | Shelton Ave | Barium Springs Dr | 0.02 S | 2024 | 8,557 | MPSI | 0.33 |
| 3 | Shelton Avenue | Barium Springs Dr | 0.02 S | 2025 | 8,210 | MPSI | 0.36 |
| 4 | Murdock Rd | Technology Dr | 0.21 E | 2024 | 4,652 | MPSI | 0.42 |
| 5 | Murdock Road | Technology Dr | 0.21 E | 2025 | 3,940 | MPSI | 0.45 |

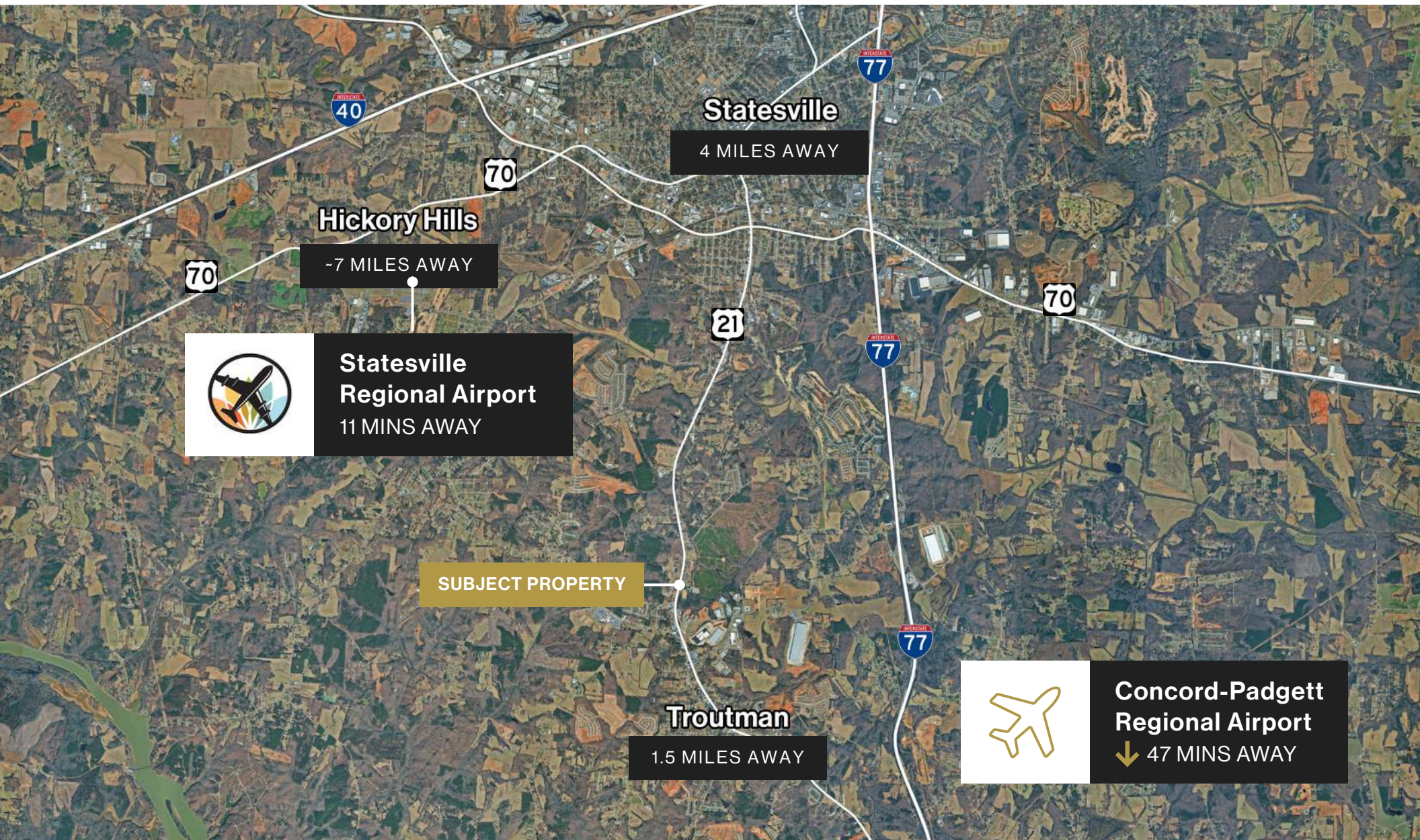
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STATESVILLE'S HIDDEN GEM

Wakefield has been steadily evolving into the counties premiere and most attractive community. Once a quiet historic area, it is now home to a growing population drawn by its small-town charm, access to Lake Norman, and convenient proximity to I-77 and Mooresville.

Favored for its affordability, quality schools, and community-focused lifestyle, Wakefield appeals to families, retirees, and professionals seeking more space without sacrificing convenience. With Statesville's ongoing growth and development, the area is poised to continue attracting new residents and businesses, strengthening its role as a key part of the Lake Norman and Iredell County region.



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VERSATILE ASSEMBLY SPACE WITH COURTYARD IN STATESVILLE, NC

206,361
Residents

40.9
Median Age

Highly Desired

Iredell County for Work & Life (Low Unemployment Rate)

Significant Inflow

People Moving to Iredell County Daily

96,100+
Workers in the Region



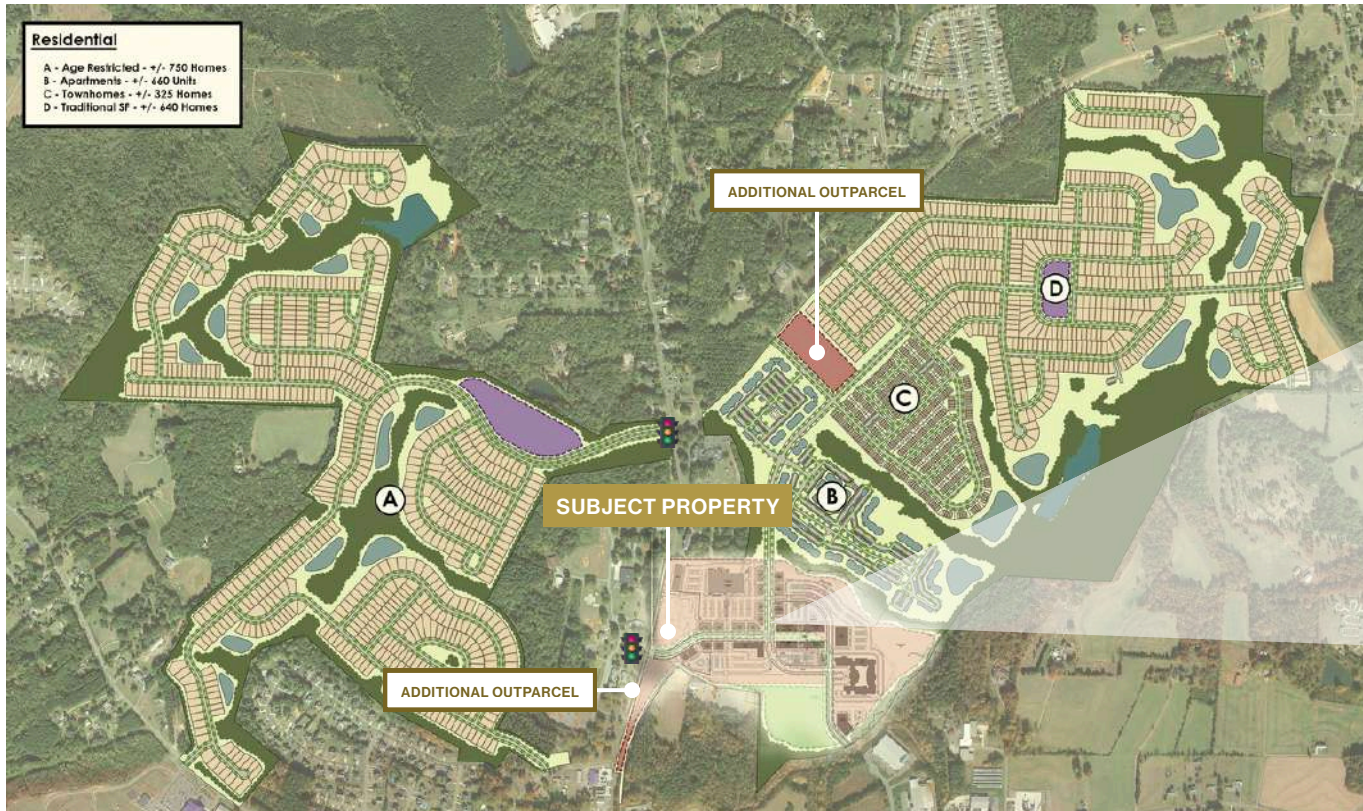
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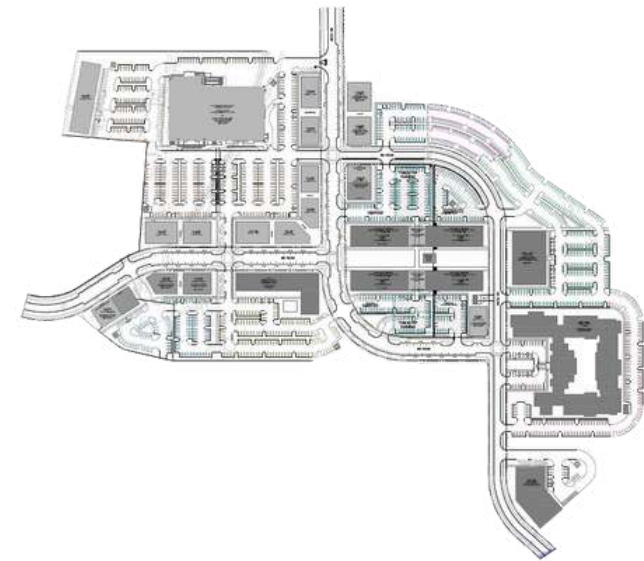
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COMMERCIAL LAYOUT



RESIDENTIAL DEVELOPMENTS

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1 Davis Meadows
503 Lots

2 Larkin Front 9
380 Lots

3 Beaver Creek
210 Lots

4 Hidden Lakes
532 Lots

5 Still Run
167 Lots

6 Wallace Springs
275 Lots

7 Lennar Homes
635 Lots

**8 Wakefield Gateway
Outparcel 3-4-5**

9 Serene Meadows
46 Lots

10 Gross Residential
660 Apartments

11 Reverie at Lake Norman
718 Lots

12 Lennar Townhomes
320 Lots

**13 Wakefield Gateway
Outparcel 2**

**14 Wakefield Gateway
Outparcel 1**



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- 15 Colonial Crossing**
360 Lots
- 16 Winecoff Village**
83 Lots
- 17 Brookside**
131 Lots
- 18 Calvin Creek**
225 Lots
- 19 Krajack Troutman**
- 20 Sutton Village**
175 Lots
- 21 Norman Creek**
218 Lots
- 22 Enclave at Falls Cove**
275 Lots
- 23 Falls Cove**
- 24 Orchard Grove**
256 Lots
- 25 Falls Cove**
Phase 3 and 4



Why Work with Us

Todd Akers specializes in urban infill, land assemblage, and development strategy. With over 24 years of commercial real estate experience, he has earned multiple #1 broker rankings at KW Commercial (NC & SC) and is recognized as one of the top land brokers in the Carolinas. His military discipline, integrity, and sharp negotiation skills make him a trusted partner for complex projects. From entitlement hurdles to capital introductions, Todd delivers tailored, high-impact solutions that move deals forward.

Strategic Marketing Approach

- **Professional Offering Materials** – Custom BOV, listing memorandum, and one-pager designed for developers, investors, and institutional buyers.
- **Online Exposure** – Featured on KWCommercial.com, Crexi, LoopNet, and CoStar with targeted SEO.
- **Broker Outreach** – Direct outreach to KW's national network of over 2,000 commercial brokers and 180,000 residential agents for potential buyer referrals.
- **Investor Database** – Sent to Todd's curated list of regional and national developers with proven interest in urban infill and TOD opportunities.
- **Local Stakeholder Engagement** – Engagement with Charlotte-based developers, architects, and planners to generate early interest and vision alignment.
- **Social & Email Campaigns** – KW-branded campaign with sponsored posts and targeted newsletters highlighting development potential.

KW Commercial Network

With KW Commercial, it's not just business — it's about building partnerships that last. Backed by the power of KW Commercial, which operates in over 300 brokerage locations across 55+ countries and 5 continents, with over 2,000 commercial specialists across the US and 140,000+ KW Partners globally, our expansive reach offers unmatched access to capital, buyers, and off-market opportunities.

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107 GRANNIS LANE (LITTLE JOE'S) MULTI-PURPOSE PROPERTY

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