

636-642 SIGNAL HILL DRIVE EXT, STATESVILLE, NC

# FLEX/OFFICE SPACE FOR LEASE

1,000 - 4116 SF



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## ABOUT THE PROPERTY

- Located in a B-2 General Business zone, the buildings are well-suited for retail, service, or contractor-focused uses
- The site sits along a well-trafficked commercial corridor and offers a central location close to Statesville's historic downtown
- Easy access to I-77 and I-40, less than three-quarters of a mile away
- Ample on-site parking and truck court



# AVAILABLE SPACE

Suite	SF	Floor	Lease Type	Rent	Notes
LL1	4,116	Lower Level	Gross	\$10.00/SF	Flex Space with roll up door
C	1,000	First	Gross	\$15.00/SF	Office Space with 5 individual offices



## DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
<b>2024 Population</b>	12,960	46,871	87,535
<b>2024 Households</b>	5,239	18,688	34,612
<b>Avg Household Income</b>	\$65,032	\$68,246	\$73,173



## ABOUT THE AREA

# STATESVILLE, NC

Statesville, North Carolina, is a city rich in history and culture, nestled in the heart of Iredell County. Established in 1789, it began as the Fourth Creek Settlement, named after the nearby stream, and was primarily inhabited by Scots-Irish Presbyterians and German Lutherans. The city was officially incorporated in 1847 and has since evolved into a vibrant community that blends historical charm with modern amenities.

As of July 2024, Statesville's estimated population stands at 30,220. The city boasts a diverse demographic, with approximately 49.9% identifying as White (Non-Hispanic), 26.7% as Black or African American (Non-Hispanic), and 7.82% as Other (Hispanic). The median household income is reported at \$55,492, and about 22.9% of the population is under the age of 18.

One unique aspect of Statesville, North Carolina, is its deep-rooted connection to the hot air ballooning community. Each year, the city hosts the Carolina BalloonFest, one of the oldest and most popular hot air balloon festivals in the country. Held every October, the event attracts tens of thousands of visitors who come to witness colorful balloons dotting the skies, enjoy live music, food, and local craft vendors. The festival celebrates both the art and science of ballooning, while also contributing significantly to local charities and tourism.

Statesville's downtown area is a testament to its rich architectural heritage, featuring several historic districts listed on the National Register of Historic Places. Notably, the Statesville Commercial Historic District encompasses 54 contributing buildings showcasing Late Victorian architecture from 1875 to 1925. The Mitchell College Historic District includes 336 contributing buildings associated with Mitchell Community College, reflecting Greek Revival, Queen Anne, and Classical Revival styles. Additionally, the South Race Street Historic District and Academy Hill Historic District highlight the city's architectural diversity and historical significance.

desirability.

Economically, Statesville has a history rooted in agriculture and manufacturing. In the late 19th century, it became a significant distribution center for roots and herbs, thanks to the efforts of two Jewish immigrants from Germany. Today, the city continues to thrive with a mix of industries and is home to the Statesville Regional Airport, which serves as a hub for general aviation and is notably used by several NASCAR teams.

