

701-707 Bryant Street

Statesville, NC 28677

Colliers

FOR SALE



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The terms and conditions in this section apply to all sections of this package as if stated independently in each. If, after reviewing this package, you decide not to pursue the purchase of the Property, please return this brochure to Broker at your earliest convenience.

Transaction Team

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701-707 Bryant Street

Charlotte MSA

Executive Summary

701-707 Bryant Street is a well-positioned commercial asset located in the established and steadily growing market of Statesville, North Carolina, within Iredell County's expanding healthcare corridor. Designed to support a variety of industrial, service, or flex uses, the property offers a practical and accessible setting for both owner-users and investors seeking value within a strategic and increasingly desirable location driven by nearby medical and wellness-related development.

The site features a functional layout with ample space for operations, storage, and potential customization, creating flexibility across multiple business types. Its straightforward design and usability allow tenants or owners to efficiently utilize the footprint while maintaining room for future upgrades or repositioning. The surrounding area includes a mix of commercial, light industrial, residential, and healthcare-related uses, contributing to a balanced, active, and evolving business environment.

Property Specifications

Address	701-707 Bryant Street, Statesville, NC 28677
County Parcel	Iredell County 4745200741
Year Built	1989
Building Size	± 15,587 SF
Land Size	0.96 AC
Zoning	O+I - Office and Institutional
Occupancy	100%
Tenant	Piedmont Healthcare, Carolina Hearing, Iredell Physician Network, LLC
NOI	\$227,478.18



Investment Highlights



Premier Location Within Iredell Healthcare Corridor

Situated within a dense cluster of medical providers affiliated with the Iredell Health System, the property benefits from strong synergies, consistent patient traffic, and long-term tenant demand.



Institutional Medical Tenancy

Fully leased to established healthcare users including Piedmont HealthCare, Iredell Ambulatory Surgery Center, and Carolina Hearing. Tenants are actively investing in their spaces, with recent interior upgrades and improvements, reflecting long-term commitment to the asset.



Recent Property Improvements

Recent capital improvements include parking lot sealing and striping, exterior paint enhancements, and refreshed landscaping, contributing to strong curb appeal and reduced near-term capital needs.



Immediate Proximity to Iredell Memorial Hospital

Located approximately 0.2 miles from Iredell Memorial Hospital, the region's primary healthcare provider, supporting referral networks, physician connectivity, and tenant stability.



Purpose-Built Outpatient Medical Asset

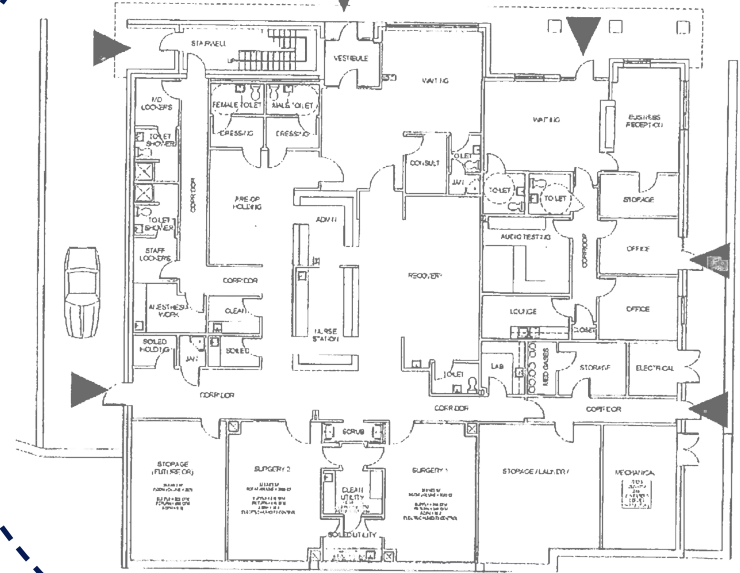
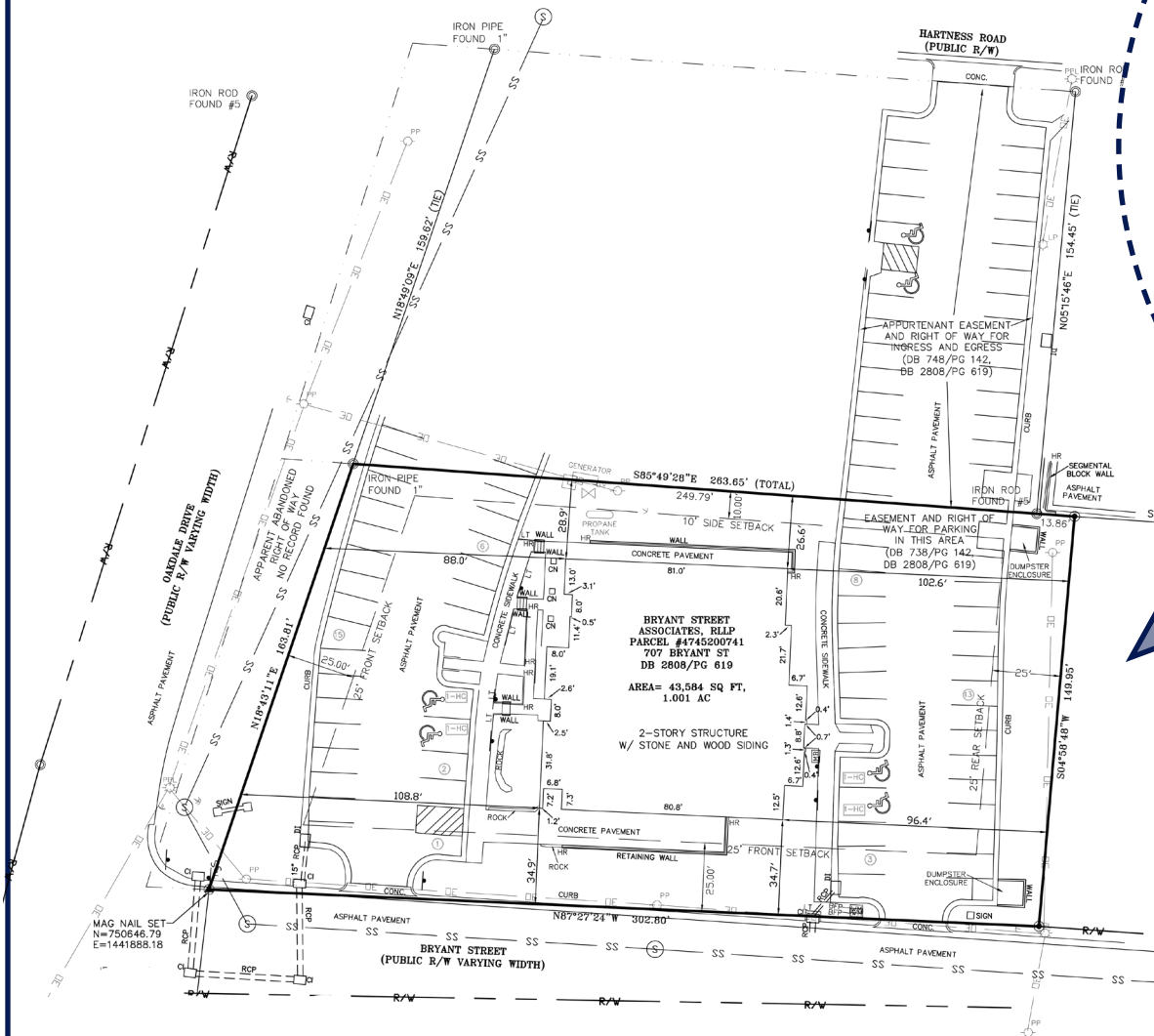
±15,587 SF facility designed specifically for medical use, benefiting from continued demand for outpatient care and specialized services.



Stable, Income-Producing Investment

100% occupied asset positioned within a growing medical submarket, offering durable income supported by its location in a hospital-anchored healthcare node.

Site Overview



±15,587 SF
Available



Iredell Health System

Iredell County

Iredell Health System has grown significantly since Iredell Memorial Hospital first opened its doors in 1954 as a small community hospital. Today, the 247-bed Iredell Memorial Hospital anchors a comprehensive regional healthcare network and serves as a major economic driver, ranking as the third-largest employer in Iredell County. The system now employs more than 1,600 staff members and is supported by over 260 physicians, reflecting its expanding role in providing high-quality care to the region. Beyond the hospital, Iredell Health System encompasses a wide range of specialized facilities and services, including the Iredell Physician Network, Hyperbaric and Wound Care Center, Women's Health Center, J. Allen Knox Radiation Therapy Center, and The Wellness and Diabetes Center. Additional locations such as Iredell at Mooresville Town Square and Iredell Occupational Medicine further enhance access to care, positioning the system as a fully integrated provider dedicated to meeting the diverse healthcare needs of the growing Lake Norman and greater Iredell County communities.

SERVICES

- Advanced Imaging
- Cardiovascular
- Chemotherapy
- CT Scanning
- Dialysis
- Emergency Care
- Endoscopy
- Mammography
- Occupational Medicine
- Orthopedics
- Pharmacy
- Physical Therapy
- Rehabilitation
- Sleep Lab
- Surgical Services



260+
Physicians



1954
Opened as a small community
hospital



Top 25
Best Hospitals in the State by
Business NC

Medical Submarket



Nearby Retail



Demographics

	1 Mile	3 Mile	5 Mile
Total Population	6,069	30,120	49,567
Households	2,483	12,590	20,280
Avg. Household Income	\$80,661	\$76,053	\$92,144
Total Businesses	475	1,790	2,214
Total Employees	5,632	23,219	29,406



STATESVILLE, NC

Iredell County Overview

Statesville / Iredell County has undergone significant transformations in its economic landscape, establishing itself as a burgeoning hub in North Carolina. Historically rooted in agriculture and textiles, the region has diversified its economy through strategic initiatives aimed at attracting a variety of industries. Manufacturing remains a cornerstone of the local economy, with several companies specializing in advanced manufacturing technologies and automotive components. Additionally, the healthcare sector has expanded rapidly, supported by facilities like Iredell Health System, which not only enhances local health services but also creates a wealth of jobs. With a concerted effort from community leaders and stakeholders, Statesville / Iredell County continues to embrace innovation and growth, positioning itself as a dynamic player in the broader economic landscape of North Carolina.



- Godley Property plans to develop 98 acres at I-77 and I-40 in Statesville, NC, with three industrial buildings totaling 1M SF.
- Statesville approved \$496,896 in incentives for the \$40M project.
- Walmart Fulfillment Services LLC has acquired the industrial building located at 386 Old Murdock Road for \$69 million.
- The building is located in Troutman Industrial Park on approximately 155 acres.



Driving Economic Growth in 2026

- Successful recruitment of large companies and distribution centers, bolstering the local tax base and employment opportunities.
- Increased investments in tourism-related infrastructure, promoting local attractions and events that draw visitors year-round.
- Growth in residential and commercial real estate, reflecting confidence in the area's economic prospects and attracting new residents.
- Initiatives promoting sustainability and green practices in local businesses, aligning with modern economic trends and community values.
- 1.1M SF under development at the beginning of 2026



#1 Best State for Business
Iredell County is the fastest growing county by population in 2025

2.0% Corporate Tax Rate in NC
Lowest among all states with a corporate income tax

#2 Fastest Growing County, 211K pop.
10% growth since 2020 US Census Bureau, 2026

Top Rated Community College
2 top rated public school systems, 90% graduation rate

Strong Local Government
Offers incentives for businesses to relocate or expand

Prime Location
Strategically situated along major highways, offering convenient proximity to Charlotte

CHARLOTTE, NC

High-Growth Hub of the Southeast

Charlotte, North Carolina is one of the fastest-growing metropolitan areas in the United States, driven by strong population growth, business expansion, and regional connectivity. The Charlotte MSA is home to approximately 2.9 million residents and attracts more than 150 new residents per day, supported by a diverse economy anchored by finance, professional services, technology, and logistics. Strategically positioned within a day's drive of major East Coast markets and served by one of the world's busiest airports, Charlotte offers exceptional accessibility, a growing labor pool, and a business-friendly environment that continues to attract corporate investment and international operators.



Source: Charlotte Regional Business Alliance



#1

State for Business 2025



2.25%

State Corporate Income Tax;
Lowest Rate among States
with Corporate Tax



150+

People Move to Charlotte
Per Day



1,000+

Internationally Owned
Companies Operate in the
Region



6th

Busiest Airport in the World
for Aircraft Movements



#1

Largest Numeric Population
Growth Among Major U.S.
Cities (2024-2025)

Source: U.S. Census Bureau, 2025

DEMOGRAPHIC SNAPSHOT

In the Charlotte MSA



2.9M

Total MSA Population
514.2 people per square mile



1.2M

Total Housing Units
\$397,214 median value



1.5M

Total Employment
3.8% unemployment rate



38.6

Median Age
US National med age 39



11%

Production occupations
more concentrated than
national average



42%

Growth in business and
financial operation
occupations since 2010



91%

Growth in tech workers
since 2010



16%

Labor Force Growth
since 2010

CHARLOTTE QUALITY OF LIFE

Charlotte's geographical location, generally temperate weather, relative affordability, and local culture are all draws to the Queen City. Pro sports representation in the NBA and NFL give residents something to root for, while museums, parks, and an exploding brewery scene offer more diversions for people with varying interests. As an additional draw, the average cost of livings is 3% below the national level in the metro.



Entertainment & Breweries

Charlotteans love to socialize and celebrate; as a result the community calendar is full of events. Community events range from holiday parades to immersive outdoor festivals and cultural celebrations. Additionally, Charlotte was voted one of the Top Ten Best Beer Cities in the country by USA Today.



Arts & Culture

With several theatre venues, art and history museums, and more than 100 symphony performances annually, the Charlotte region's cultural community is alive and thriving. Residents and visitors can discover the region's rich history and heritage by exploring museums, historic sites, and cultural centers.



Sports & Events

The Charlotte region hosts 220 days of live sporting events annually. The region is home to the NBA's Charlotte Hornets, NFL's Carolina Panthers, MLS's Charlotte FC, the home of NASCAR, NHL minor league's Charlotte Checkers, and AAA baseball's Charlotte Knights. Furthermore, the renowned Quail Hollow Club, situated roughly 25 minutes south of Uptown Charlotte, hosts the Truist Championship (formerly known as "The Wells Fargo Championship") each year and has hosted other events, such as the PGA Championship and the Presidents Cup over the years. Each year and has hosted other events, such as the PGA Championship and the Presidents Cup over the years.



Outdoors & Adventure

With more than 210 parks, the Charlotte region provides excellent access to tennis courts, swimming pools, golf courses, greenways, mountain biking, fishing, and much more. The U.S. National Whitewater Center hosts Olympic hopefuls as they train for kayak and canoe slalom events. The center also offers hiking and biking trails, ziplining, ropes courses, and paddle boarding.

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