

200 E. FRONT ST.

200 E. FRONT ST., STATESVILLE, NC 28677

PROPERTY SUMMARY



LOCATION DESCRIPTION

Located in the heart of Statesville, NC, 200 E. Front St. presents a prime opportunity for Retail and Strip Center tenants. With its proximity to Historic Downtown Statesville and the Mitchell Community College, the area offers a diverse and growing customer base. The property is also close to major attractions such as the Fort Dobbs State Historic Site, drawing in visitors and locals alike. Tenants can take advantage of the city's vibrant cultural scene and community events, creating an inviting environment for shoppers. The location's convenience and accessibility ensure a steady flow of foot traffic, making it an ideal setting for retailers to thrive and establish a strong presence in the local market.

PROPERTY HIGHLIGHTS

- Adaptable layout for retail and strip center tenants
- Ample parking and prominent visibility
- Professional property management

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	5,722 SF
Building Size:	7,048 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,214	12,788	19,859
Total Population	6,432	27,992	44,132
Average HH Income	\$42,218	\$47,824	\$57,365

Presented By:

Legacy Commercial Property

847-904-9200

Info@legacypro.com

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ADDITIONAL PHOTOS



Presented By:

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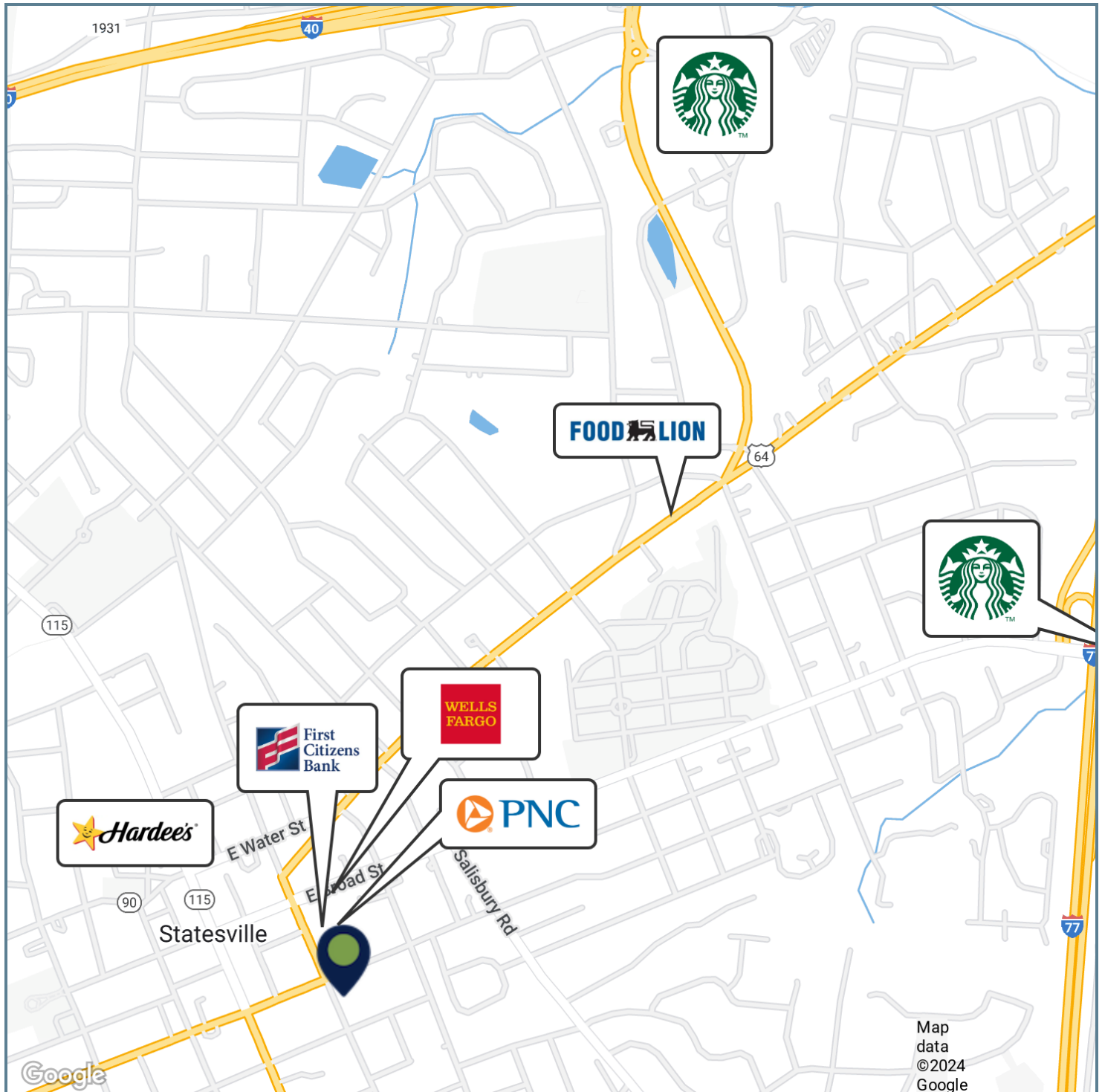
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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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RETAILER MAP



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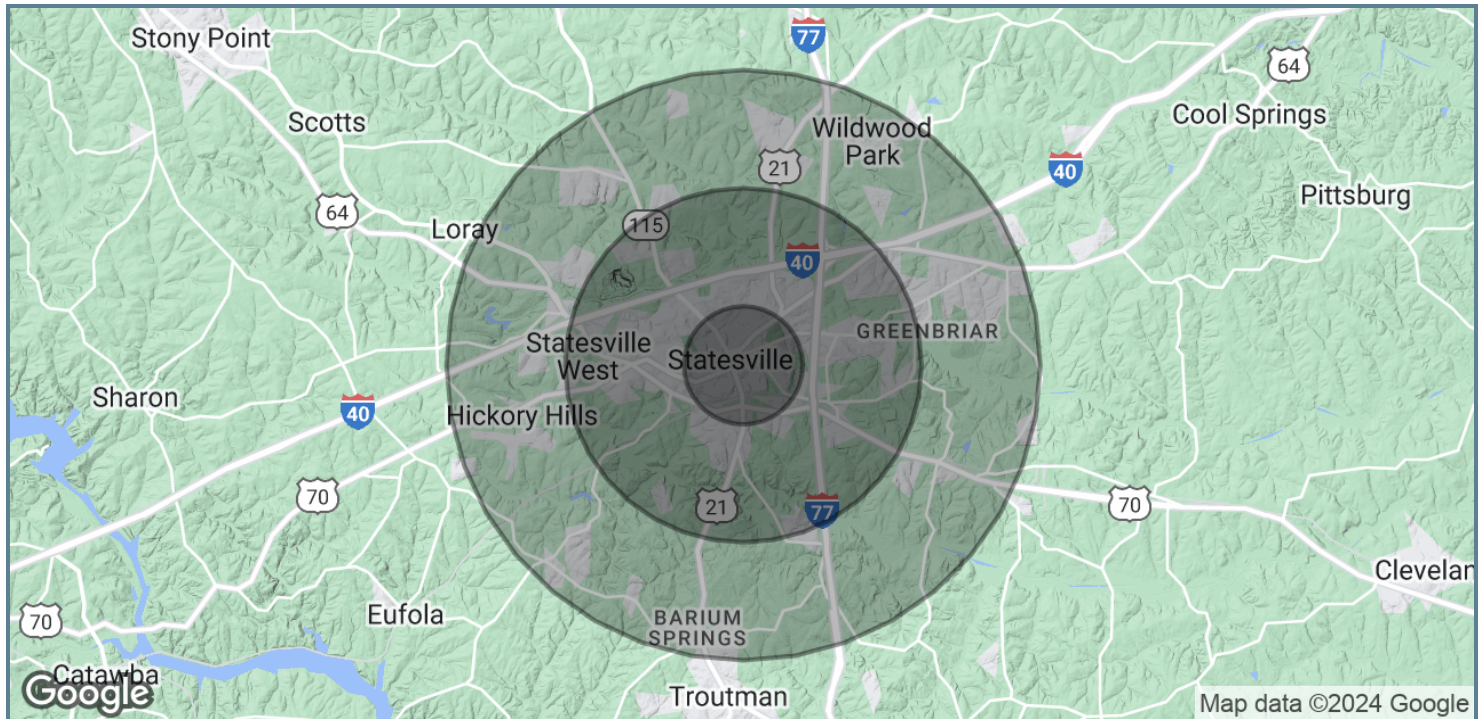
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,432	27,992	44,132
Average Age	39.2	39.2	40.8
Average Age (Male)	38.5	36.4	38.6
Average Age (Female)	41.3	41.9	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,214	12,788	19,859
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$42,218	\$47,824	\$57,365
Average House Value	\$119,605	\$123,876	\$141,433

2020 American Community Survey (ACS)

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

