



Eastside Center

1531 Cinema Dr, Statesville, NC 28625



Theo Pretorius

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Eastside Center

\$11.00 /SF/Yr

Great location!! Across the street from Iredell County Social Services Department; approximately 240 employees. Adjacent to the Courtyard by Marriott and Hampton Inn and the Marquee Movie Theater. Ample parking. Current tenants are Rice Fun, Foot Friendly, Coach's, R&B Games, Subway, Maya Restaurant, Navy Recruitment, and State Farm Insurance....

- Well maintained and managed.



| | |
|------------------------|--------------------|
| Rental Rate: | \$11.00 /SF/Yr |
| Total Space Available: | 13,650 SF |
| Min. Divisible: | 1,705 SF |
| Max. Contiguous: | 3,420 SF |
| Property Type: | Shopping Center |
| Center Type: | Strip Center |
| Center Properties: | 2 |
| Frontage: | 202' on Cinema Dr |
| Gross Leasable Area: | 23,900 SF |
| Walk Score @: | 39 (Car-Dependent) |
| Rental Rate Mo: | \$0.92 USD/SF/Mo |

1st Floor Ste 1525 E

1

| | |
|-----------------|------------------|
| Space Available | 1,705 - 3,410 SF |
| Rental Rate | \$11.00 /SF/Yr |
| Date Available | Now |
| Service Type | Modified Gross |
| Space Type | Relet |
| Space Use | Office/Retail |
| Lease Term | Negotiable |

1st Floor Ste 1531 D and E

2

| | |
|-----------------|----------------|
| Space Available | 3,420 SF |
| Rental Rate | \$11.00 /SF/Yr |
| Date Available | Now |
| Service Type | Modified Gross |
| Space Type | Relet |
| Space Use | Office/Retail |
| Lease Term | Negotiable |

1st Floor Ste D

3

| | |
|-----------------|------------------|
| Space Available | 1,705 - 3,410 SF |
| Rental Rate | \$11.00 /SF/Yr |
| Date Available | Now |
| Service Type | Modified Gross |
| Space Type | Relet |
| Space Use | Office/Retail |
| Lease Term | Negotiable |

Ste E&F

4

| | |
|-----------------|----------------|
| Space Available | 3,410 SF |
| Rental Rate | \$11.00 /SF/Yr |
| Date Available | Now |
| Service Type | Triple Net |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 3 - 5 Years |

Major Tenant Information

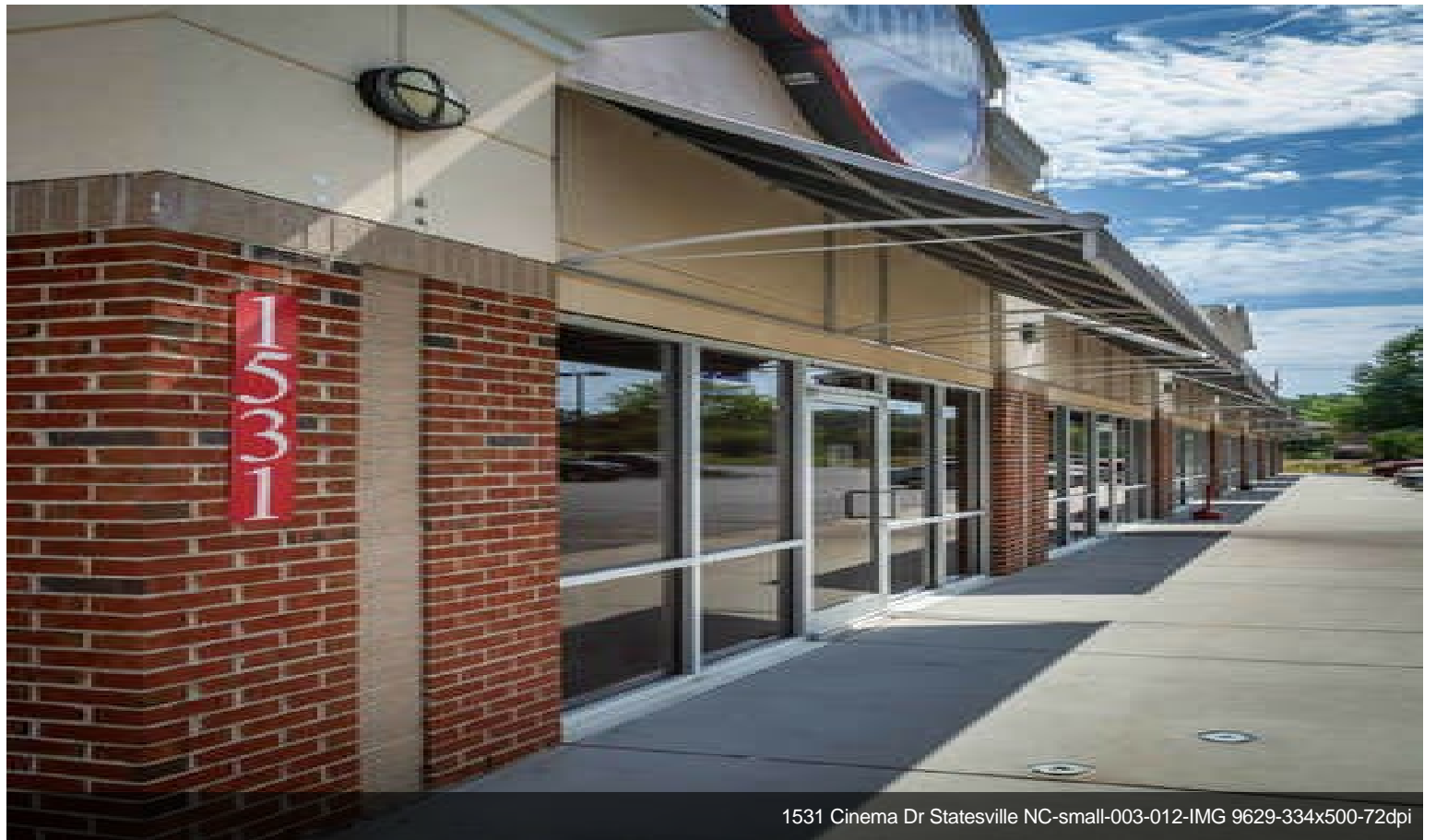
| Tenant | SF Occupied | Lease Expired |
|----------------------|-------------|---------------|
| Coaches Sports Bar | - | |
| Maya Restaurant | - | |
| Rice Fun | - | |
| State Farm Insurance | - | |
| Subway | - | |



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Property Photos



1531 Cinema Dr Statesville NC-small-003-012-IMG 9629-334x500-72dpi



1531 Cinema Dr Statesville NC-small-004-023-IMG 9631-666x444-72dpi

Property Photos



1531 Cinema Dr Statesville NC-small-005-021-IMG 9634-666x444-72dpi



1531 Cinema Dr Statesville NC-small-011-017-IMG 9646-666x428-72dpi

Property Photos



1531 Cinema Dr Statesville NC-small-012-026-IMG 9649-666x444-72dpi



1531 Cinema Dr Statesville NC-small-014-006-IMG 9658-666x444-72dpi

Property Photos



1531 Cinema Dr Statesville NC-small-016-002-IMG 9666-666x417-72dpi



1531 Cinema Dr Statesville NC-small-017-005-IMG 9669-666x444-72dpi

Property Photos



1531 Cinema Dr Statesville NC-small-018-031-IMG 9672-666x444-72dpi



1531 Cinema Dr Statesville NC-small-019-004-IMG 9675-666x444-72dpi

Property Photos



1531 Cinema Dr Statesville NC-small-020-014-IMG 9679-334x500-72dpi



1531 Cinema Dr Statesville NC-small-021-030-IMG 9684-666x444-72dpi

Property Photos



1531 Cinema Dr Statesville NC-small-022-003-IMG 9696-334x500-72dpi

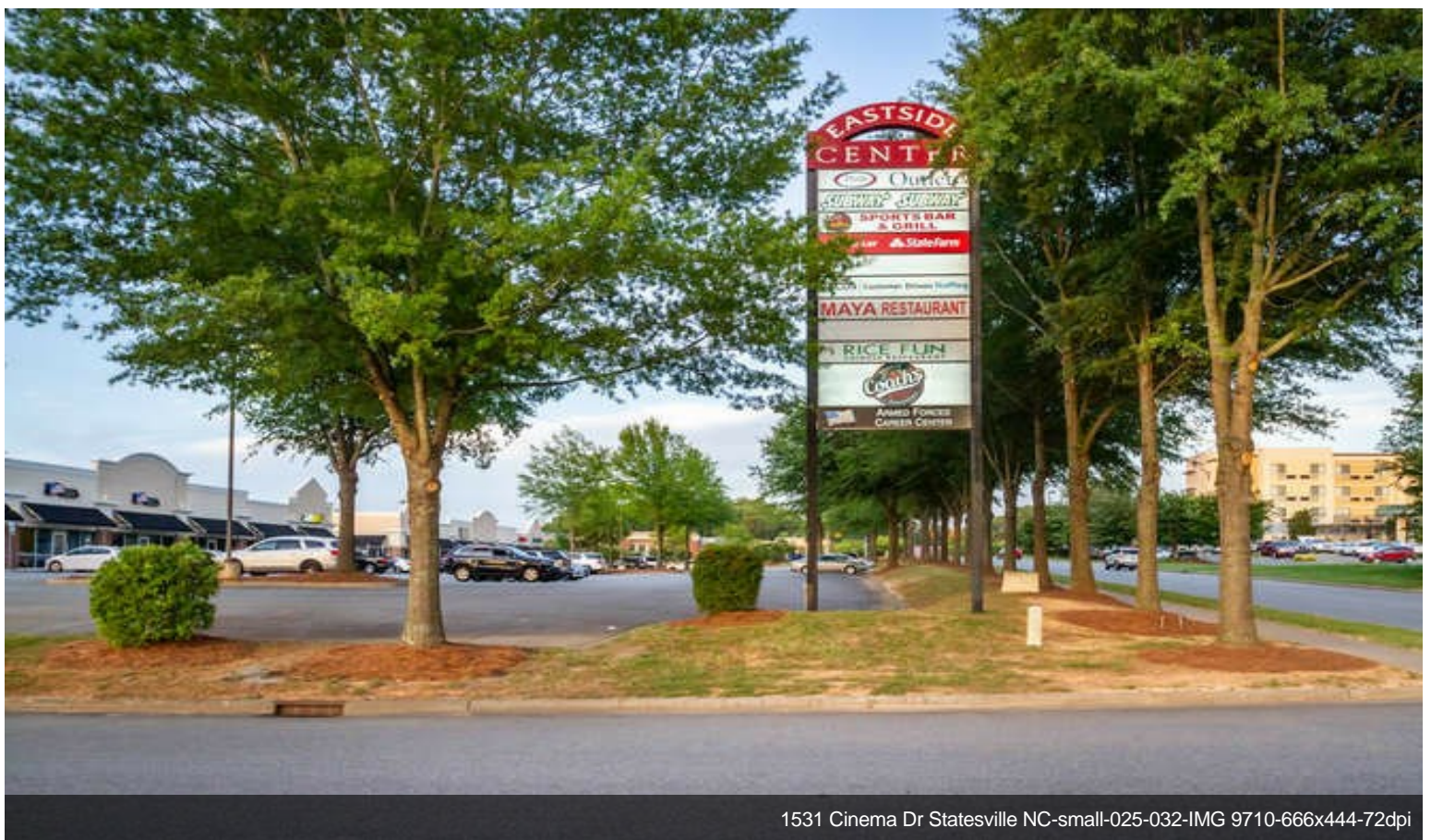


1531 Cinema Dr Statesville NC-small-023-010-IMG 9698-666x444-72dpi

Property Photos



1531 Cinema Dr Statesville NC-small-024-025-IMG 9703-666x444-72dpi



1531 Cinema Dr Statesville NC-small-025-032-IMG 9710-666x444-72dpi

Property Photos



1531 Cinema Dr Statesville NC-small-026-001-IMG 9715-461x500-72dpi



1531 Cinema Dr Statesville NC-small-027-011-IMG 9731-666x385-72dpi

Property Photos



1531 Cinema Dr Statesville NC-small-028-028-IMG 9736-666x444-72dpi



1531 Cinema Dr Statesville NC-small-029-016-IMG 9742HDR-666x411-72dpi

Property Photos



1531 Cinema Dr Statesville NC-small-030-035-IMG 9757-666x444-72dpi



1531 Cinema Dr Statesville NC-small-031-027-IMG 9760-666x444-72dpi

Property Photos



1531 Cinema Dr Statesville NC-small-032-029-IMG 9766-666x444-72dpi



1531 Cinema Dr Statesville NC-small-034-008-IMG 9790Edit-666x435-72dpi

Property Photos



1531 Cinema Dr Statesville NC-small-035-015-IMG 9799-666x444-72dpi