



Forth Crossings Creek Retail Strip

187 Turnersburg Hwy | Statesville, NC 28625



FOR LEASE

1,202 +/- SF Retail Space

COMPASS
COMMERCIAL

Retail Space Available for Lease

Property Overview

Forth Crossings Creek is a newer construction retail center situated in the main retail corridor along Turnersburg Highway. Ideally located at a dedicated traffic light and anchored by a Starbucks Drive-thru. The state of North Carolina has spent \$100M+ improving Turnersburg Hwy and the I-40 interchange, directly improving the corridor's ingress and egress. Being the first exit along the I-77/I-40 interchange makes this a very busy and desirable location for retailers and customers.

Other tenants include Starbucks, Kay Jewelers, Landmark Financial, State Farm, Jimmy John's and Fresh Chef



Property Details

Location	187 Turnersburg Hwy Statesville, NC 28625
County	Iredell
Availability	1,202 +/- SF
Year Built	2018
Number of Parking Spaces	90
Parking Ratio	7.35
AADT	33,000
Rent Options	\$30 / SF / YR
TICAM	\$9.90 / SF / YR (Estimated)

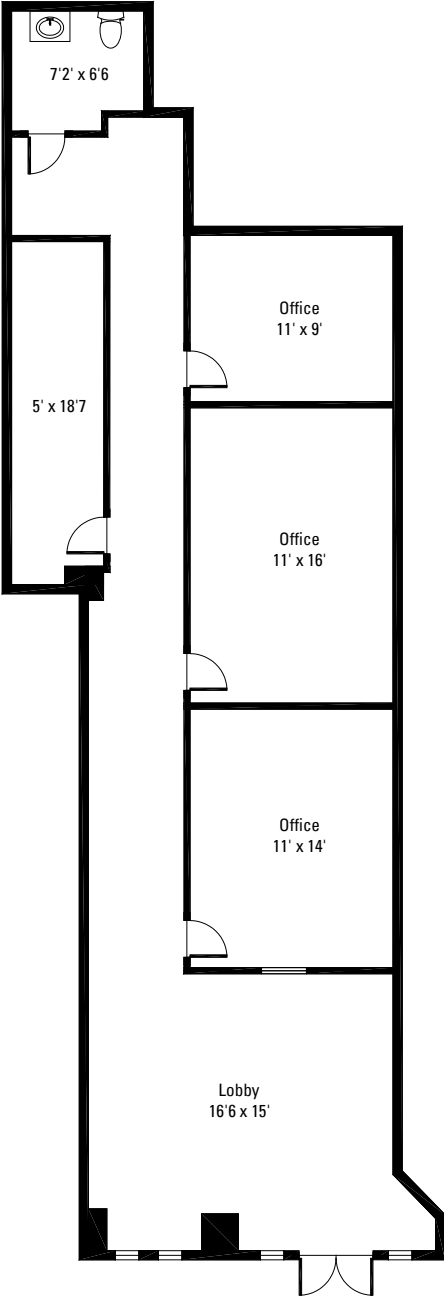


Available Units

Suite 187 - B1

1,202 SF

Available





WALMART SUPERCENTER
TRACTOR SUPPLY CO
BIG LOTS, SUPERCUTS

MCDONALD'S
CRACKER BARREL
OLIVE GARDEN

INGLES MARKET

PANERA

57,500 AADT
INTERSTATE 40

TACO BELL

BOJANLES

CHIL'S

CVS

WENDY'S

ADVANCE AUTO PARTS

ZAXBY'S

33,000 AADT

COOK OUT

JIMMY JOHN'S
FRESH CHEF

TURNERSBURG HWY

VALVOLINE



HOME DEPOT

TJ MAXX
PETS MART
MICHAELS
STAPLES

CHICK-FIL-A
7-ELEVEN

CHIPOTLE

ADVANCE AUTO PARTS

VALVOLINE

CVS

TURNERSBURG HWY

COOK OUT

JIMMY JOHN'S
FRESH CHEF

33,000 AADT



HOBBY LOBBY

LOWE'S

PUBLIX
GREAT CLIPS

ALDI

DUNKIN'

CHICK-FIL-A
7-ELEVEN

VALVOLINE

JIMMY JOHN'S
FRESH CHEF

CHIPOTLE

COOK OUT

ADVANCE AUTO PARTS

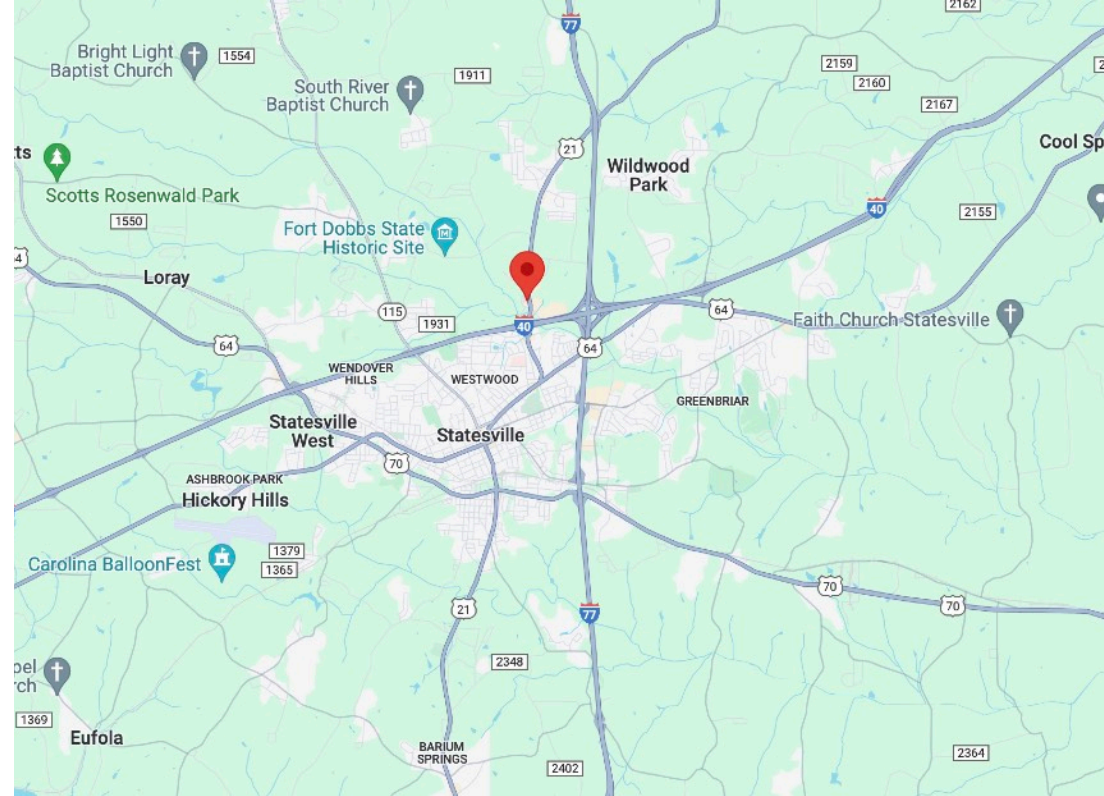
TURNERSBURG HWY
33,000 AADT

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
Est. 2023 Population	2,762	27,320	46,001
Avg. Household Income	\$76,754	\$61,905	\$67,100
Median Household Income	\$63,795	\$46,337	\$51,238
Households	1,193	11,245	18,295

Statesville, North Carolina

Nestled in the brushy mountains of North Carolina at the intersection of I-77 and I-40 is the historically rich town of Statesville. Founded in 1789 as part of Fort Dobbs, the district center of the Revolutionary War, this quiet destination brings adventure and history to life! Known for its sophisticated architecture, Statesville was built from an industry based primarily on 3 products: herbs, tobacco, and liquor. Today it is home to the Carolina Balloon Festival, earning the town the title of Ballooning Capital of the East. History lovers and adventure enthusiasts have brought many thriving businesses to Statesville making it a great place to live, work, or explore!



For More Information

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