

# 805-859 N. CENTER STREET

FOR SALE | STATESVILLE, NC 28677

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Investment, Shopping Center
SALE PRICE	\$2,800,000
CAP RATE	8.25%
2024 NOI	\$231,282

## DESCRIPTION

Dollar Tree-anchored shopping center located in Statesville, NC on busy 14,000 VPD road. Minutes to I-40 and 40 miles to Charlotte, NC. This center provides stable income with significant upside potential. 8.25% Cap Rate on actuals with  $\pm 37\%$  upside in further stabilization. Many recent capital improvements (over \$200,000 in 2024 alone) include recent roof repairs/replacement, facade and parking reseal/restripe. Dollar Tree lease through 8/30/2026. Minimal nearby competition make this a great balance between stable in-place NOI and value add. NOI \$231,282.



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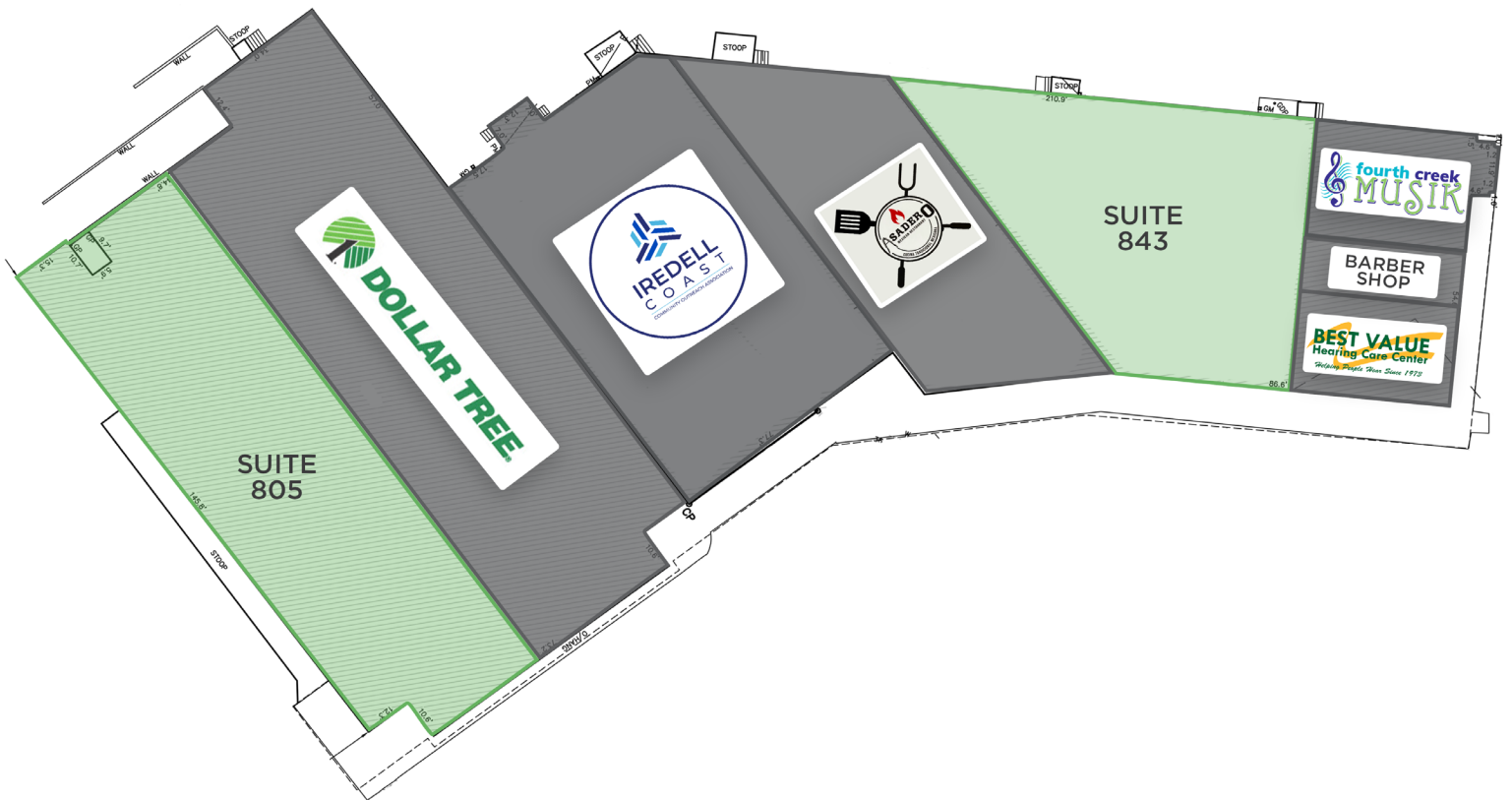
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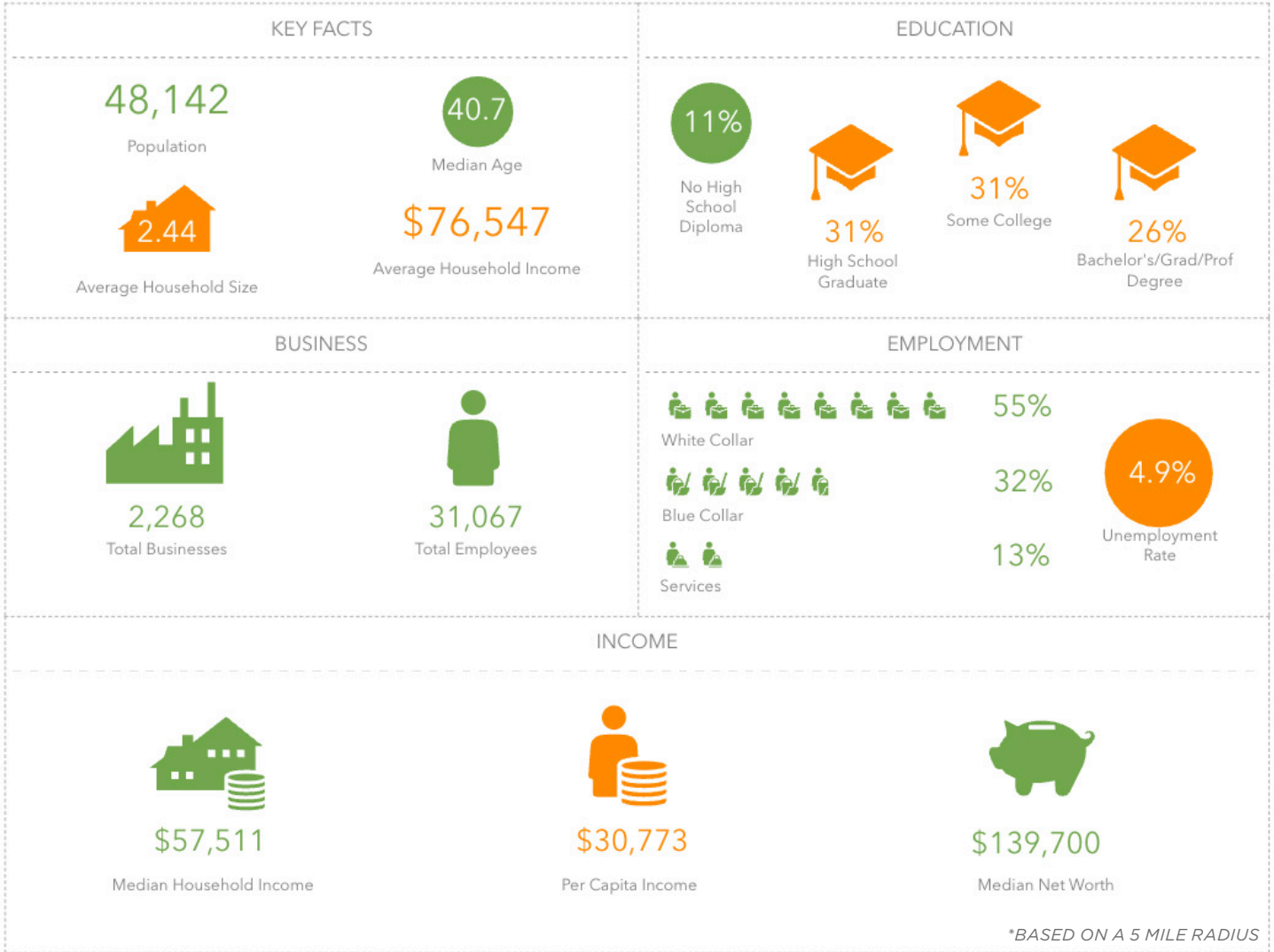
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## VACANT SUITE, DETAILS, & UPSIDE PRICING

SUITE	SIZE	LEASE RATE	LEASE TYPE
<b>SUITE 805</b>	±5,500 SF	\$4,422.29/Month	NNN
<b>SUITE 843</b>	±4,916 SF	\$3,953.28/Month	NNN
<b>SUITE 825</b> <i>*not pictured below</i>	±2,699 SF	\$2,170.45/Month	NNN
<b>SUITE 865</b> <i>*not pictured below</i>	±620 SF	\$1,000.00/Month	NNN





## IREDELL COUNTY, NORTH CAROLINA

Iredell County is located in the Charlotte Region of North Carolina on the shorelines of Lake Norman. It is the 14th largest county by population in North Carolina with 199,710 and has grown by 25% since 2010.

Home to six municipalities, the County has a widely diverse set of cultures and lifestyles. Iredell is an important transportation center for the state with I-77 and I-40 intersecting in the center of the county.

The county has established itself as one of the Charlotte region's population and employment centers with 32,000 commuters coming into Iredell county for work everyday.

**#1 AMERICA'S TOP STATE FOR BUSINESS**

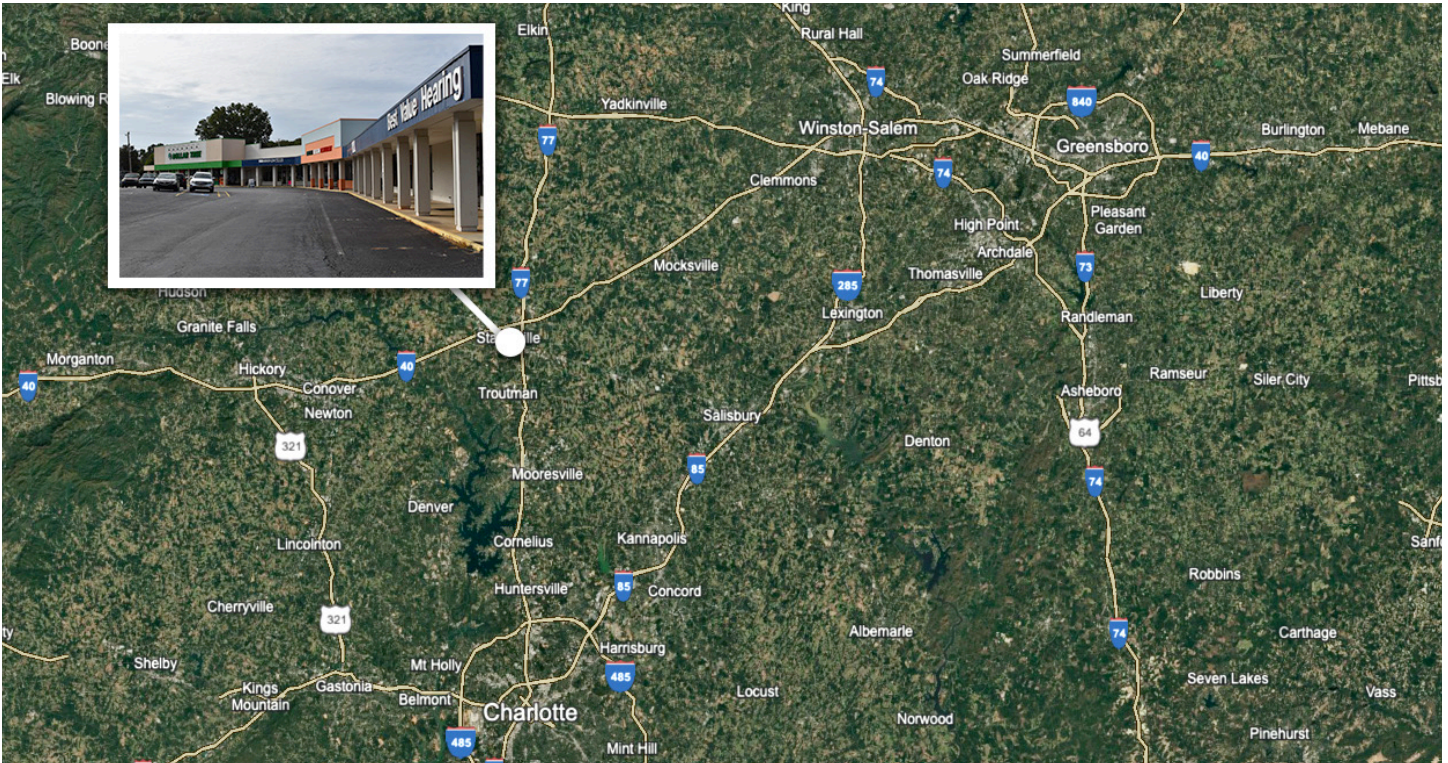
CNBC

**#3 FASTEST GROWING COUNTY IN REGION**

US CENSUS BUREAU

**#1 BEST BUSINESS CLIMATE**

BUSINESS FACILITIES ANNUAL REPORT



### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Investment	<b>PROPERTY SUBTYPE</b>	Shopping Center/Retail
<b>TOTAL SF ±</b>	39,517	<b>ACRES</b>	3.29
<b># OF BUILDINGS</b>	4	<b>ROOF</b>	Rubberized, Steel Galvanized
<b>YEAR BUILT</b>	1962	<b>FLOORING</b>	Slab, LVP
<b>PARKING</b>	177 Surface Spaces	<b>EXTERIOR</b>	Concrete Block, Masonry
<b>ZONING</b>	B-2	<b>TAX PIN</b>	4735602492

### PRICING & TERMS

<b>SALE PRICE</b>	\$2,800,000	<b>CAP RATE</b>	8.25%
<b>NOI</b>	\$232,282		

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*The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.*