

OUTPARCEL FOR LEASE

FOOD LION ANCHORED SHOPPING CENTER

1885 E BROAD STREET, STATESVILLE, NC 28625



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ABOUT THE PROPERTY

OUTPARCEL FOR LEASE

- 0.84 acre former Jack in the box outparcel
- Anchored by a new Food Lion with nearly 20 years remaining + renewal options
- Less than 1 mile from I-77 offering strong regional accessibility
- Strong national and regional tenant mix including Planet Fitness, Dollar Tree, CitiTrends, Habitat ReStore, Hibbett Sports, and more
- Statesville ranks #1 in economic growth among Charlotte Metro counties
- Growing trade area with 47,576 residents within 5 miles
- Located at the crossroads of I-40 & I-77, one of North Carolina's most connected corridors
- Excellent consumer draw backed by regional employment, schools, and surrounding neighborhoods

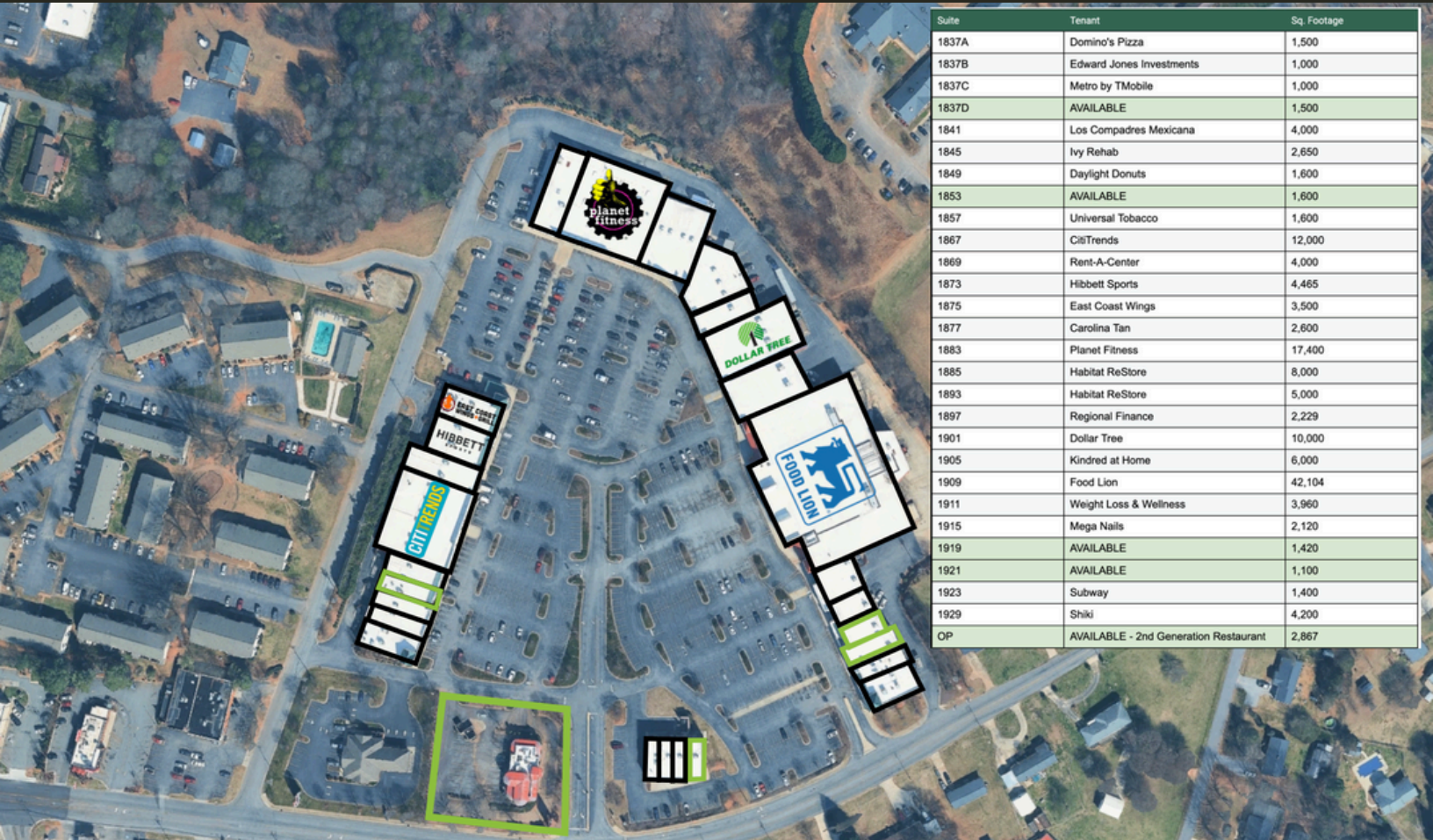


SHOPPES AT BROAD STREET

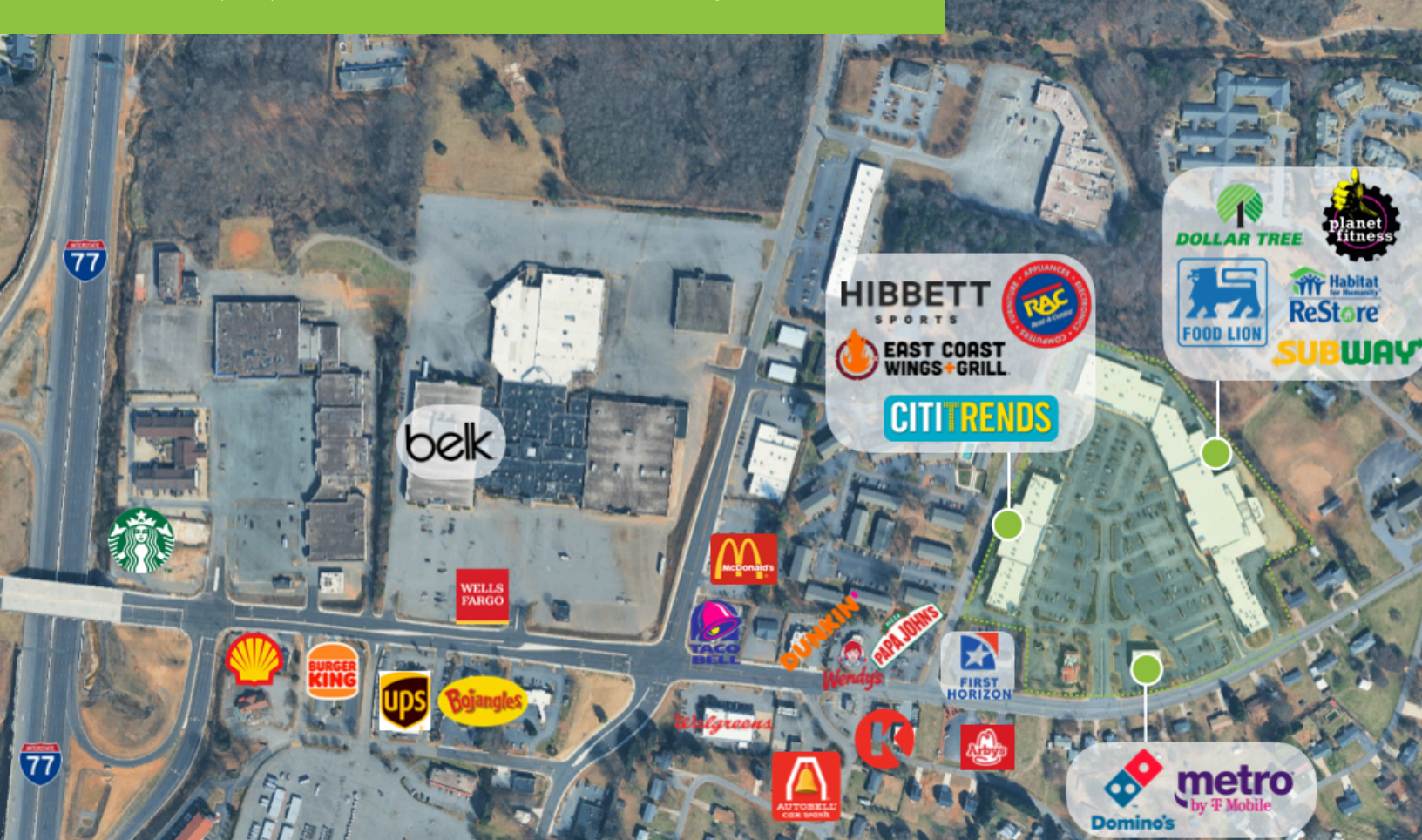


THE DETAILS

Location	1885 E Broad St, Statesville, NC
Anchor	Food Lion
Co Anchor	Planet Fitness, Dollar Tree, CitiTrends, Habitat for Humanity
Traffic Count	9,600 VPD - Prior to Food Lion opening



Suite	Tenant	Sq. Footage
1837A	Domino's Pizza	1,500
1837B	Edward Jones Investments	1,000
1837C	Metro by TMobile	1,000
1837D	AVAILABLE	1,500
1841	Los Compadres Mexicana	4,000
1845	Ivy Rehab	2,650
1849	Daylight Donuts	1,600
1853	AVAILABLE	1,600
1857	Universal Tobacco	1,600
1867	CitiTrends	12,000
1869	Rent-A-Center	4,000
1873	Hibbett Sports	4,465
1875	East Coast Wings	3,500
1877	Carolina Tan	2,600
1883	Planet Fitness	17,400
1885	Habitat ReStore	8,000
1893	Habitat ReStore	5,000
1897	Regional Finance	2,229
1901	Dollar Tree	10,000
1905	Kindred at Home	6,000
1909	Food Lion	42,104
1911	Weight Loss & Wellness	3,960
1915	Mega Nails	2,120
1919	AVAILABLE	1,420
1921	AVAILABLE	1,100
1923	Subway	1,400
1929	Shiki	4,200
OP	AVAILABLE - 2nd Generation Restaurant	2,867





ABOUT THE AREA

STATESVILLE, NC

Statesville, North Carolina, is a city rich in history and culture, nestled in the heart of Iredell County. Established in 1789, it began as the Fourth Creek Settlement, named after the nearby stream, and was primarily inhabited by Scots-Irish Presbyterians and German Lutherans. The city was officially incorporated in 1847 and has since evolved into a vibrant community that blends historical charm with modern amenities.

As of July 2024, Statesville's estimated population stands at 30,220. The city boasts a diverse demographic, with approximately 49.9% identifying as White (Non-Hispanic), 26.7% as Black or African American (Non-Hispanic), and 7.82% as Other (Hispanic). The median household income is reported at \$55,492, and about 22.9% of the population is under the age of 18.

One unique aspect of Statesville, North Carolina, is its deep-rooted connection to the hot air ballooning community. Each year, the city hosts the Carolina BalloonFest, one of the oldest and most popular hot air balloon festivals in the country. Held every October, the event attracts tens of thousands of visitors who come to witness colorful balloons dotting the skies, enjoy live music, food, and local craft vendors. The festival celebrates both the art and science of ballooning, while also contributing significantly to local charities and tourism.

