

# 2625 SHELTON AVE

## GROUND LEASE / BUILD-TO-SUIT OPPORTUNITY



2625 SHELTON AVE, WAKEFIELD GATEWAY, NC 28010  
IREDELL COUNTY | STATESVILLE-TROUTMAN SUBMARKET



Positioned in the heart of Wakefield Gateway, this 0.18-acre (7,980 SF) parcel presents a rare opportunity for ground lease or build-to-suit development. The site includes an existing 768 SF single-story structure built in 1969, offering both immediate occupancy potential and redevelopment flexibility.

Strategically located along HWY 21 (N. Main St.), the property benefits from steady traffic counts (8,000–9,500+ vehicles per day) and strong visibility in a corridor experiencing significant residential growth within walking distance. The property carries built-in stability while also being well-positioned for future retail, service, restaurant, or neighborhood commercial uses.

PROPERTY DETAILS			
Address	2625 Shelton Ave, Wakefield Gateway, NC 28010	Year Built	1969
Lot Size	2.2 AC	Stories	1
Building Size	768 SF	Zoning	RA (Residential-Agricultural)

FOR MORE  
INFORMATION CONTACT:

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Each Office Is Independently  
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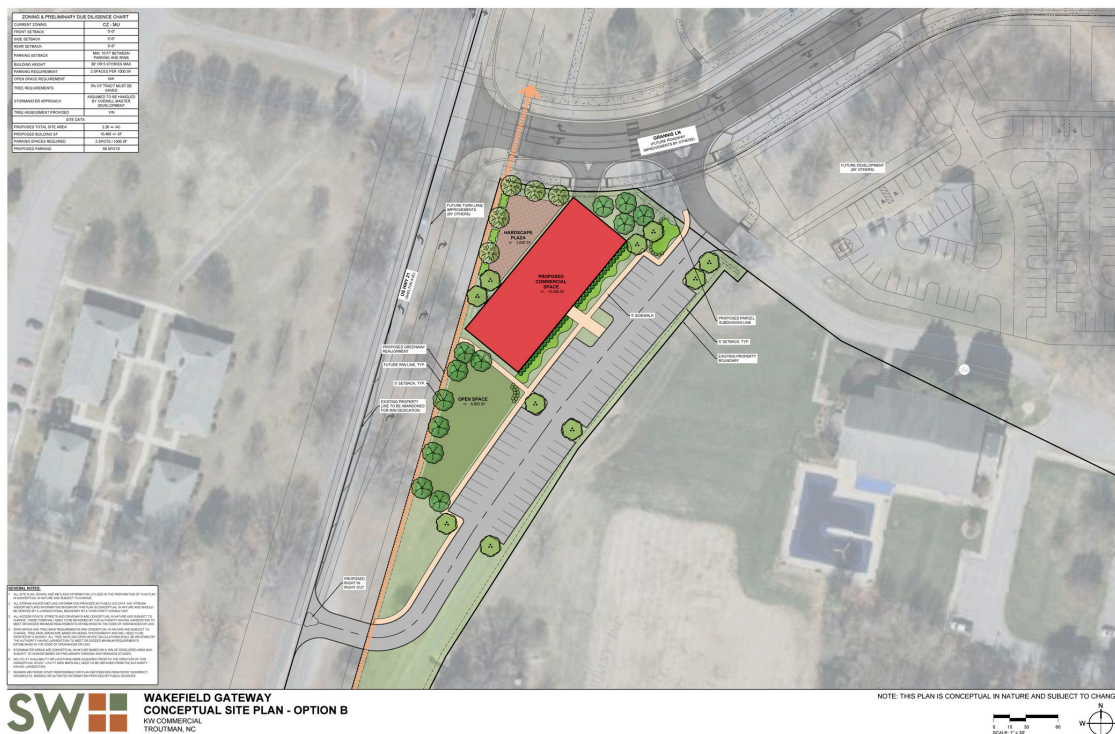




## CONCEPTUAL SITE PLAN A



## CONCEPTUAL SITE PLAN B

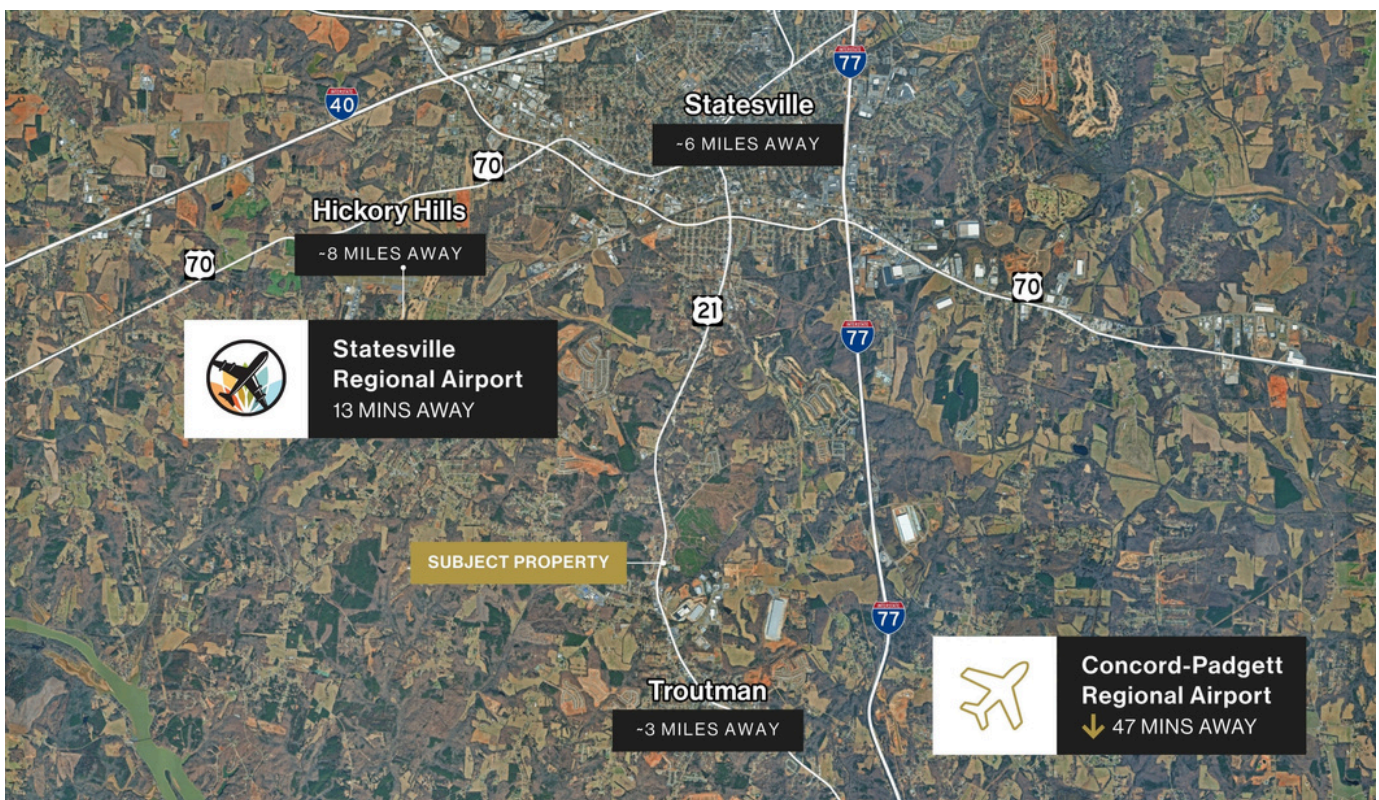
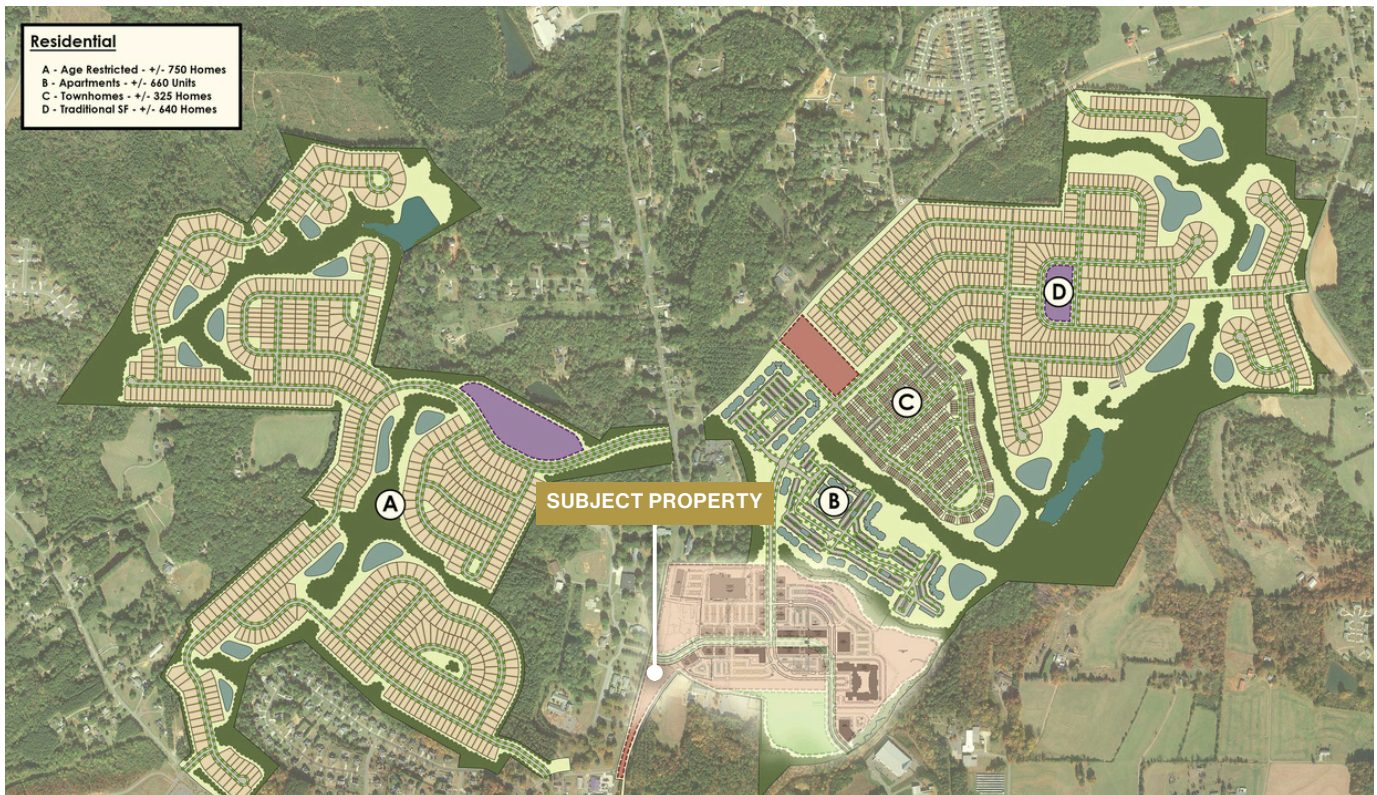




# WAKEFIELD PLAN & REGIONAL MAP

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All information is believed reliable but not guaranteed; parties should conduct their own due diligence as neither Todd Akers nor affiliates make any warranties or representations.

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