

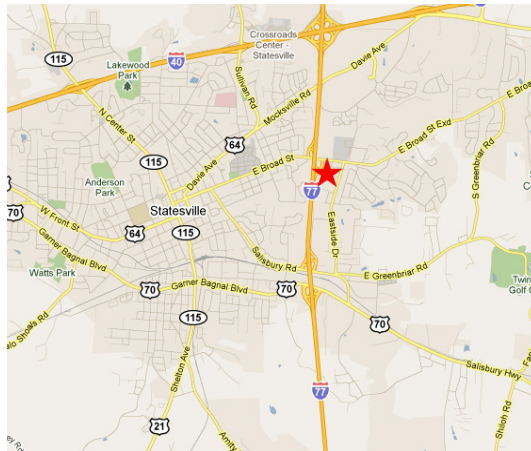


BROAD STREET STATION

1630 E. Broad Street
Statesville, NC 28625

LEASING | Phil Neari
direct: 704.206.8339
pneari@collettre.com

Stanford Garnett
direct: 704.206.8345
sgarnett@collettre.com



DEMOGRAPHIC SNAPSHOT (2023)

	1 mile	3 mile	5 mile
Population	6,372	27,555	46,453
Est. Daytime Population	2,867	19,616	27,587
Avg. Household Income	\$75,590	\$82,833	\$85,165

TRAFFIC COUNT

E Broad Street at Middleton Street	21,487
I-77 Northbound	37,497

PROPERTY DETAILS

- 141,633 Community Center anchored by Food Lion.
- Spaces Available: ±1,200 SF – 1,750 SF
- Located just off I-77, Exit 50.
- Prime retail corridor featuring numerous national restaurants and local attractions.

1111 METROPOLITAN AVE, STE 700, CHARLOTTE, NC 28204
Mailing: P.O. BOX 36799, CHARLOTTE, NC 28236-6799
704.206.8300 | WWW.COLLETTRE.COM



BROAD STREET STATION AERIAL

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BROAD STREET STATION

SITE PLAN

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- BROAD STREET STATION
 TENANT ROSTER**
- Suite A/B: **COMING SOON**
 - Suite C: **COMING SOON**
 - Suite D: **COMING SOON**
 - Suite E: Little Caesars
 - Suite F: Shanghai Buffet
 - Suite G: American Trade
 - Suite H/I: Office Furniture Concepts
 - Suite J: **AVAILABLE: 1,750 SF**
 - Suite K: Allied Financial
 - Suite L: **AVAILABLE: 1,200 SF**

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