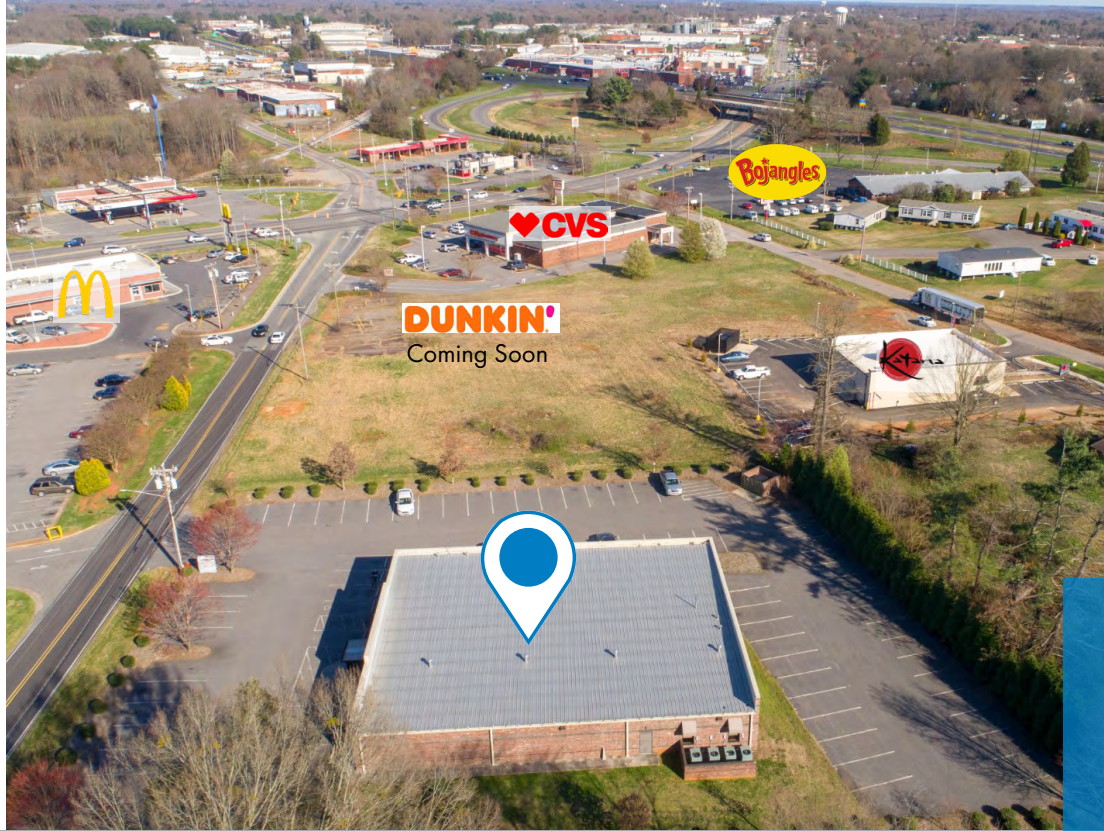




STATESVILLE, NC 28625

133 ISLAND FORD RD

8,064 SF OFFICE AVAILABLE FOR SALE OR LEASE



133 ISLAND FORD RD, STATESVILLE, NC
8,064 SF OFFICE AVAILABLE FOR SALE OR LEASE



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133 ISLAND FORD RD

STATESVILLE, NC

PROPERTY INFORMATION

- Approximately 8,064 SF office on a 1.2 acre lot located just off I-40 and Hwy-64 available for sale or lease
- Conveniently located within 6 minutes of the I-40 and I-77 interchange
- Surrounded by national and regional retailers including Subway, Ingles, McDonalds and CVS Pharmacy
- High traffic area with over 22,000 vehicles per day (VPD) on Taylorsville Hwy (Hwy-64)
- Located about 45 mins from Charlotte, providing good regional access
- Existing Tenant's lease expires on August 15, 2025
- Potential for expansion given the excess parking
- 82 Surface parking spaces
- Zoning B4
- Asking price: \$1,400,000
- Lease Rate: \$18.00/SF NNN



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marshall@ascent.re



FLOOR PLAN

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AERIAL

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INTERIOR PHOTOS

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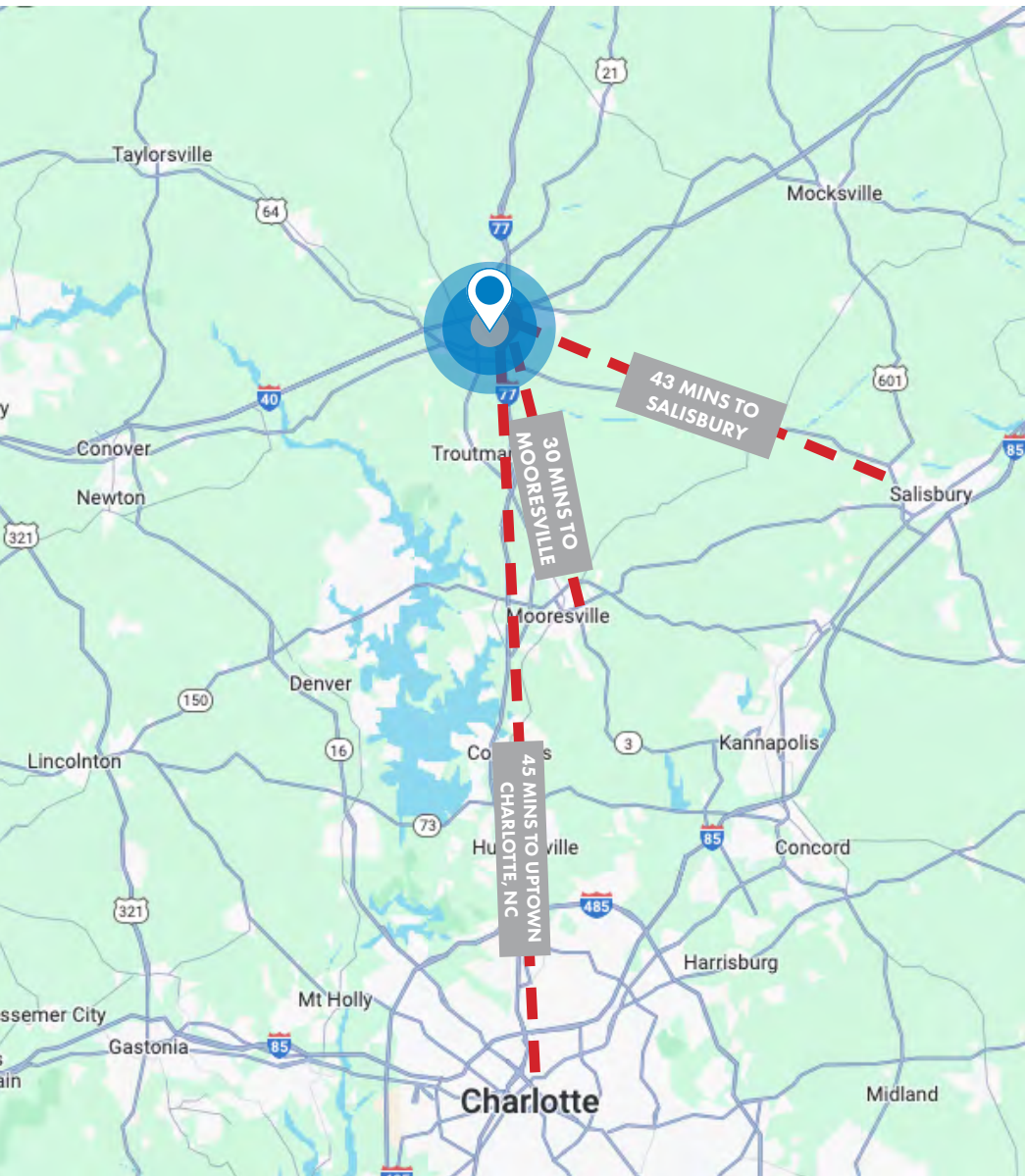


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DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	1,197	16,210	42,842
Projected Population (2029)	1,348	18,244	48,348
Median Age	44.2	41.8	40.5
Household Income	\$71,866	\$63,658	\$66,235
Median Home Value	\$147,916	\$171,957	\$176,638
Employees	1,818	6,930	24,711
Businesses	97	656	2,616



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AREA OVERVIEW

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