



2025 DOLLAR TREE

\$2,478,321.00

2173 Old Mountain Rd., Statesville, N.C. 28625

Details:

Cap Rate: 7.15%

NOI: \$177,199.95

Building Size: 10,000 sqft

Lot Area: 1.3 acres

Lease Type: NN

Year Built: 2025

Tenancy: Single

Lease Expire Year: 2035

Highlights:

- New 10-Year NN Lease with 5 (5 year) options to renew
- Flat rent during initial term and variable rent increases at the beginning of each option period.
- Located on corner lot in a Food Lion Grocery Center.
- Food Lion has been there for 18 years and has recently been renovated and continues to exceed their sales expectations.
- West Iredell High School and West Iredell Middle School are less than one mile from the site serving over 1,340 students.

Description:

Piedmont Companies Inc. is pleased to offer a single-tenant, NN lease Dollar Tree in Statesville, N.C. Located in NW Iredell County at the intersection of Old Mountain Rd and Island Ford Rd (two major corridors for the area) in a Food Lion Plaza. Building is scheduled to be completed in October 2025.



AVAILABLE

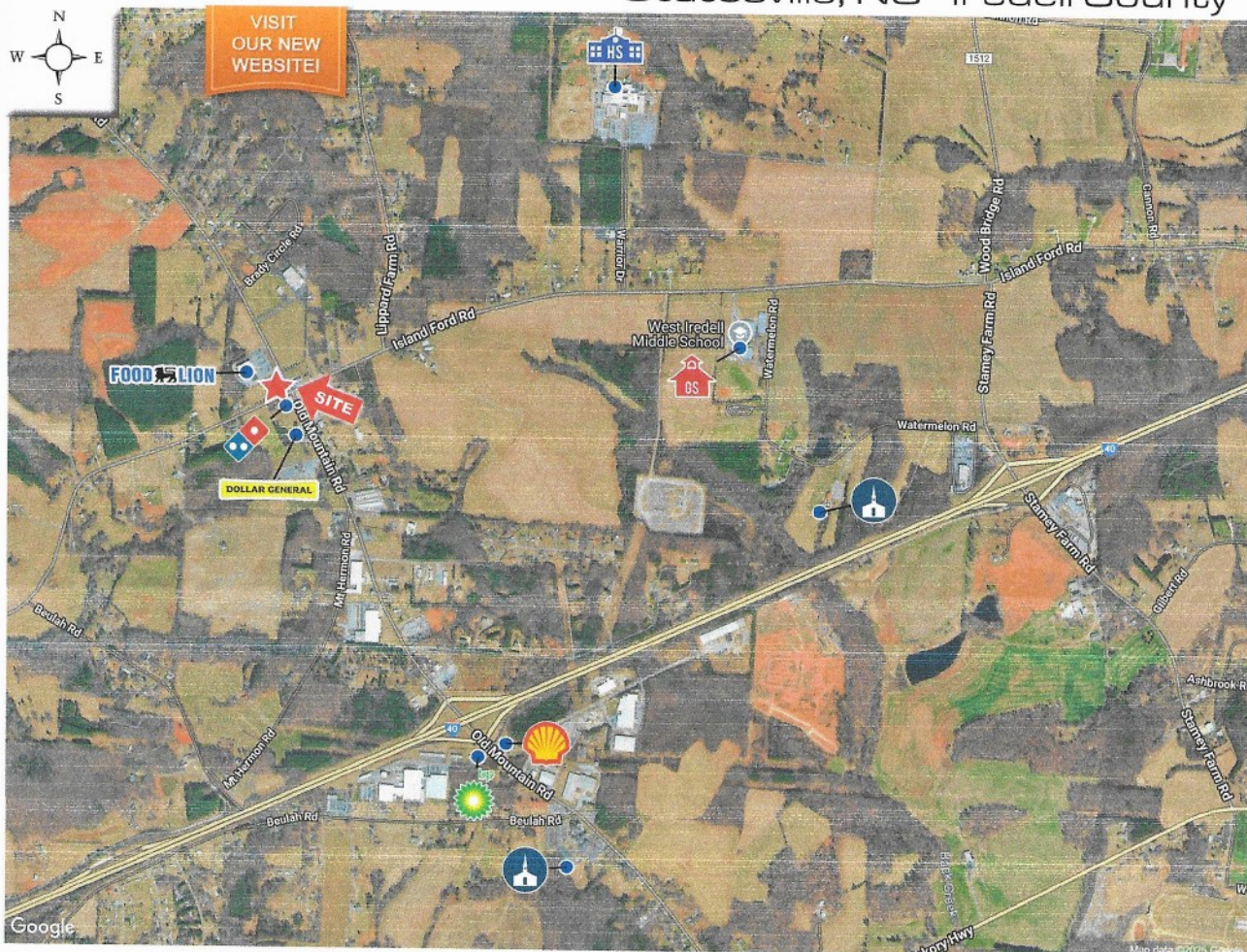
2173 Old Mountain Road

NWQ of Old Mountain Rd & Island Ford Rd

 **DOLLAR TREE** FOR SALE



Statesville, NC - Iredell County

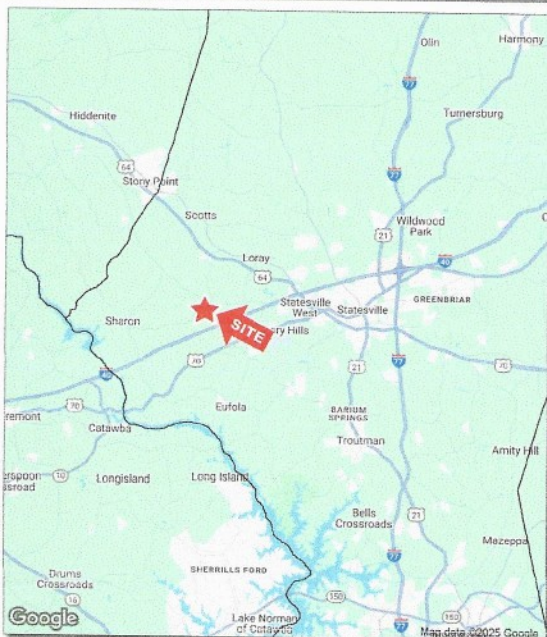


www.developwithpc.com



PROPERTY SIZE: +/- 1.365 ACRES

DEMOGRAPHICS*



	5 Mile	10 Mile
2025 Est. Population	17,931	91,389
2025 Est. Avg HH Inc	\$85,382	\$89,841
2025 Est. Employees	6,863	37,081

*Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography
*Calculated using Weighted Block Centroid from Block Groups



For More Information Call

Bill Spurrier

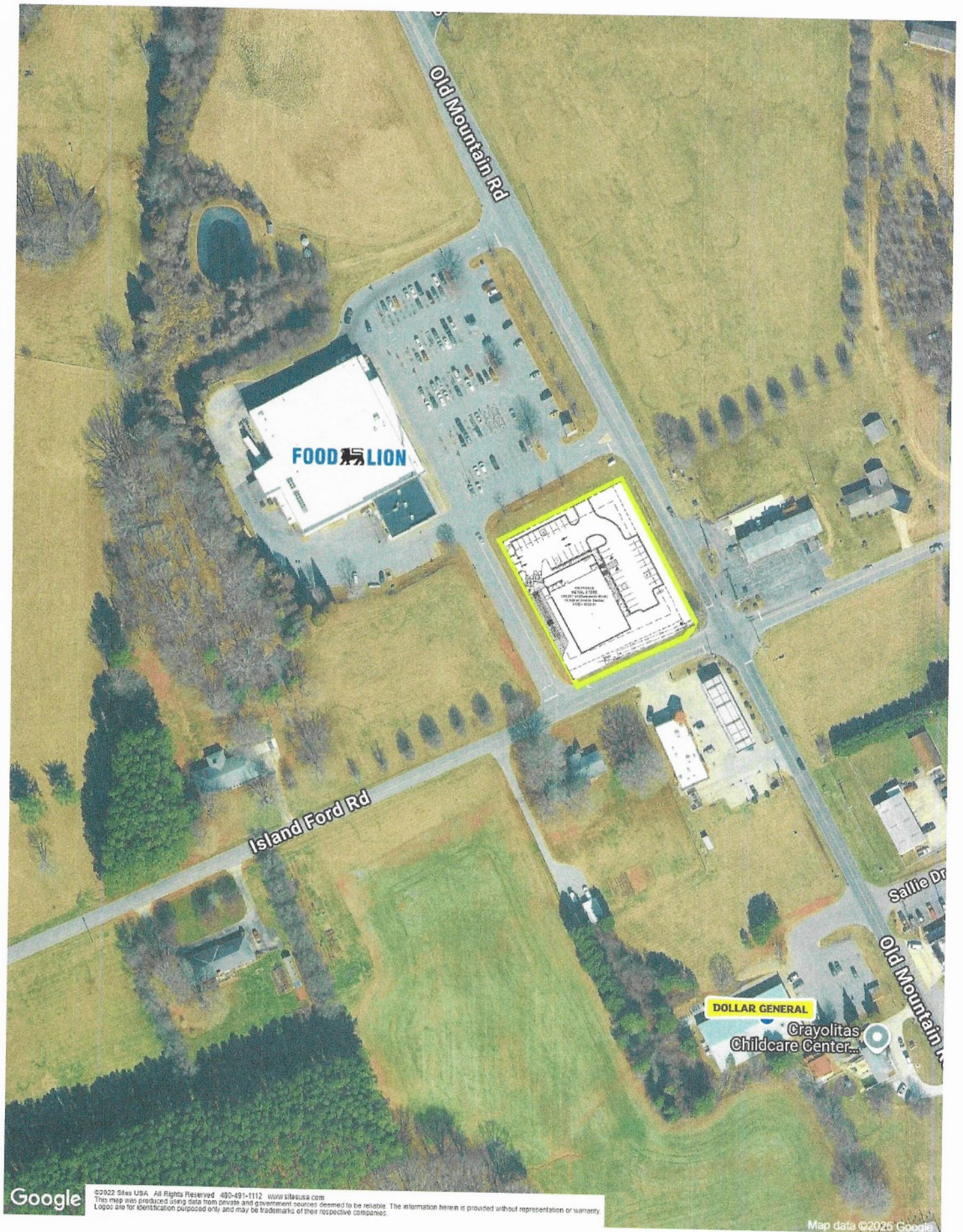
(704) 736-4390

bills@piedcorp.com



PIEDMONT COMPANIES
INCORPORATED





Google

©2022 Sites USA. All Rights Reserved. 480-491-1112 www.sitesusa.com
This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.
Logos are for identification purposes only and may be trademarks of their respective companies.

Map data ©2025 Google

A	B	C	D	E	F

Old Mountain Rd
Site Data Summary
Phototype 79.8" x 119.1"

Acid Summary:
Total Sulfuric Acids

Charging Meter	\$2,984.11
Parking Summary	

Spares Feed: (Per Code): 40 (1 per 250)	
Spares Req'd (Per Feed Lot): 50 (1 per 200)	
Spares Provided:	50
Spares Size:	9' x 14'

Subseries: (m) (l) landscape
Front 30 10
Side 10

Plant	20	10
Available Utilities		

1. Sewer: Yes
2. 3 Phase Electric: Yes
3. Natural Gas: ??
4. Water: Yes

Notes:
1. See *Insurance* Vols.
2. If Risk Class C-2, No Billiards in front of home.
WB-67 Delivery Truck Used

• **Assessments Present:** (Y/N or NA): Yes

Landscapes Islands Reef Ys
Crosse Arcens Nendaz No

1

OH
OH
OH

CHP

100

[Faint handwritten notes at the bottom of the page]

Q10 Q10 Q10 Q10

Ohio
Ohio
Ohio
Ohio

11

PROJECT NAME: Dollar Tree
SHEET NAME: Site Plan

1127125

NORTH

Scale: 1" = 40'

Low view looking West
The site in front of Food Lion has been considered by Mini Walmart. The site across from the C Store is too small.
The site next to the C Store is not for Sale and owners do not want to sell.

Statesville NC

Low View looking West
 The site in front of Food Lion has been considered by Mini Wal-Mart
 The site across from the C Store is too small
 The site next to the C Store is not for Sale and owners do not want to sell

Legend

- Food Lion
- Stewart's Marine Services
- Stewart's Auto Sales
- West Iredell

Sanitary Sewer field

SITE

197 ft

267 ft

1005

200 ft

Google Earth

2173 Old Mountain Rd

Statesville, NC 28625

Parcel

PIEDMONT COMPANIES
REAL ESTATE

Old Mountain Rd

1005

Old Mountain Rd

Island Ford Rd