

# BROAD STREET STATION

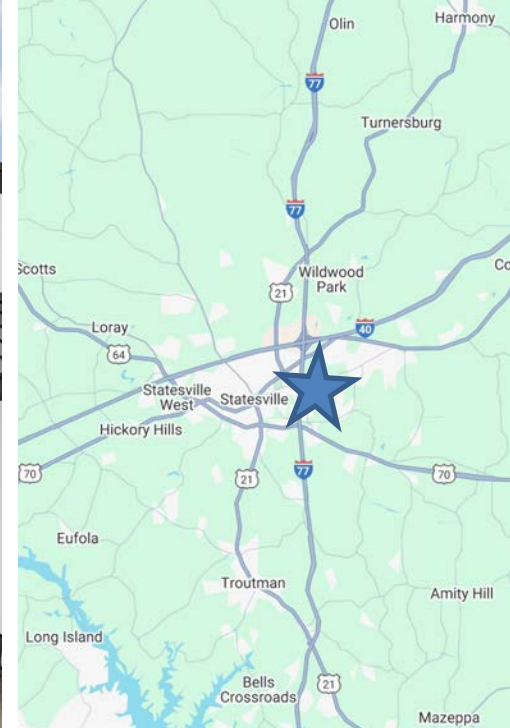
1630 E. BROAD STREET, STATESVILLE, NC 28625

FOR LEASE

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 1,050 - 3,000 SF RETAIL SPACE & OUTPARCEL AVAILABLE

NEWLY RENOVATED



## PROPERTY HIGHLIGHTS

- ± 1,050 - 3,000 SF retail space available
- ± 0.1423 AC outparcel available
- ± 141,633 community center anchored by Ashley
- Strategically located just off I-77 at Exit 50 providing easy interstate access
- Prime retail corridor featuring numerous national restaurants and local attractions
- Excellent storefront visibility
- Positioned on East Broad Street, a major local thoroughfare with traffic counts exceeding 18,000+ VPD



CALL BROKERS FOR PRICING

## BROKER CONTACT

**JOHN CALHOUN**  
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**MACLAIN HUGO**  
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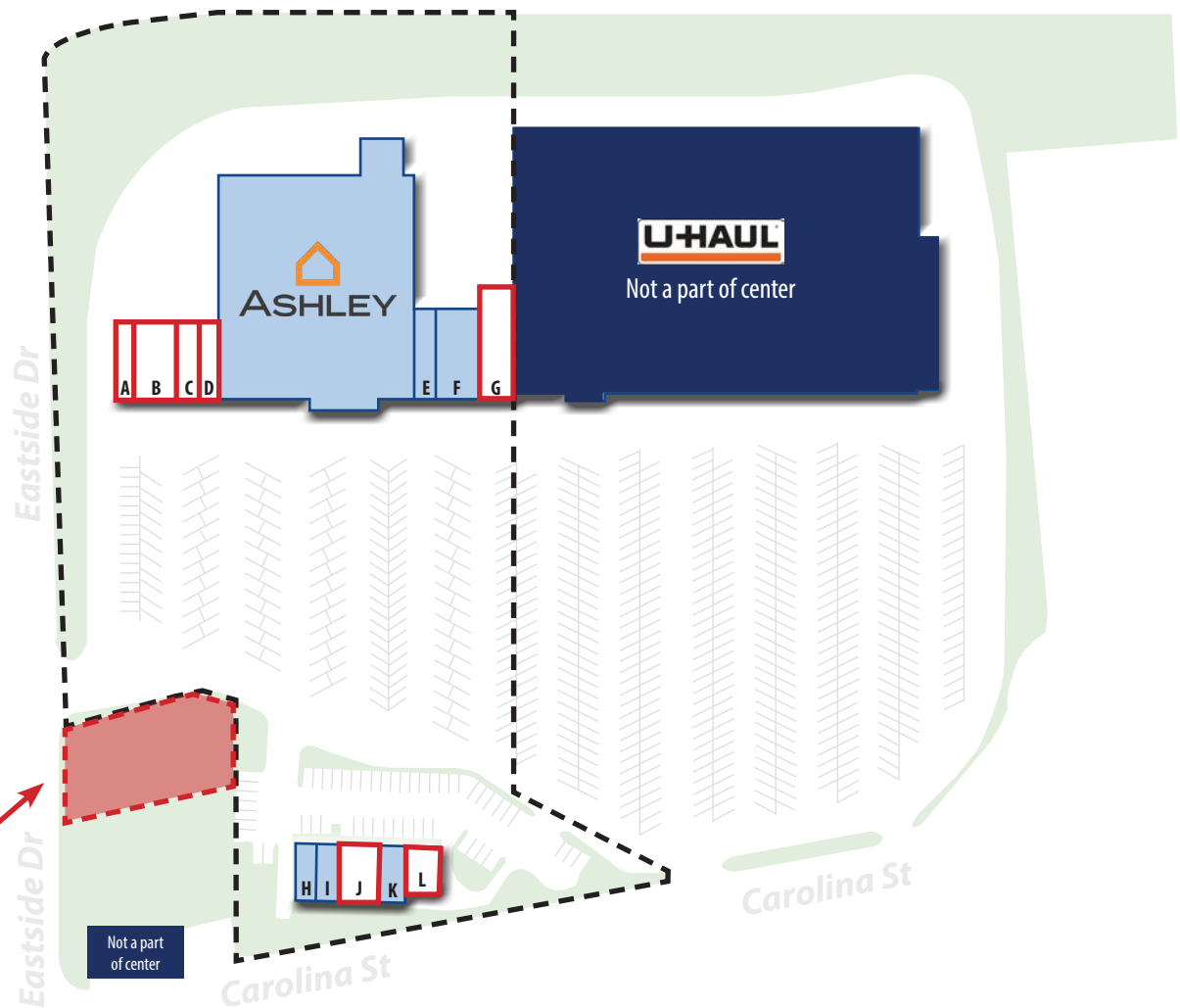
# BROAD STREET STATION

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SITE PLAN

± 1,050 - 3,000 SF RETAIL SPACE & OUTPARCEL AVAILABLE

BROAD STREET STATION		
SUITE	TENANT	SF
<b>A</b>	<b>AVAILABLE</b>	<b>1,050</b>
<b>B</b>	<b>AVAILABLE</b>	<b>2,584</b>
<b>C</b>	<b>AVAILABLE</b>	<b>1,500</b>
<b>D</b>	<b>AVAILABLE</b>	<b>1,050</b>
E	Little Caesar's	1,600
F	Shanghai Buffet	3,200
<b>G</b>	<b>AVAILABLE</b>	<b>3,000</b>
H & I	Office Furniture Concepts	2,000
<b>J</b>	<b>AVAILABLE</b>	<b>1,750</b>
K	Allied Financial	1,250
<b>L</b>	<b>AVAILABLE</b>	<b>1,200</b>
<b>TOTAL:</b>		<b>20,184</b>



± 0.1423 AC  
Outparcel  
Available

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SITE  
AERIAL

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# BROAD STREET STATION

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MARKET  
AERIAL

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LOCATION  
OVERVIEW

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Properties

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**#1**

**BEST BUSINESS  
CLIMATE**

BUSINESS FACILITIES 18TH ANNUAL  
RANKINGS REPORT, JULY 2022

**#1**

**AMERICA'S TOP STATE  
FOR BUSINESS**

CNBC, JULY 2022

**#3**

**FASTEST-GROWING  
COUNTY BY POPULATION  
IN THE REGION**

US CENSUS BUREAU, MARCH 2022

**4.4%**

**UNEMPLOYMENT  
RATE**

**24**

**AIRPORTS WITHIN  
50 MILES**

Statesville, North Carolina, is a city located in Iredell County and is part of the Charlotte Metropolitan Statistical Area (MSA). Statesville is known for its historic charm, with a rich history reflected in its well-preserved downtown area featuring Victorian architecture and a variety of locally owned businesses. The local economy in Statesville is diverse, supported by manufacturing, agriculture, and retail sectors. Notable companies with operations in Statesville include Doosan Portable Power and Kewaunee Scientific Corporation. Statesville boasts a family-friendly atmosphere with a range of recreational opportunities, including several public parks, greenways, and the nearby Lake Norman, which offers boating, fishing, and other water activities. Transportation in Statesville is convenient, with easy access to major highways, including Interstate 77 and Interstate 40, facilitating travel to nearby cities and states. The city is approximately 40 miles north of Charlotte, the largest city in North Carolina, which provides additional economic and cultural opportunities. Statesville Regional Airport also supports the local economy by accommodating general aviation needs.

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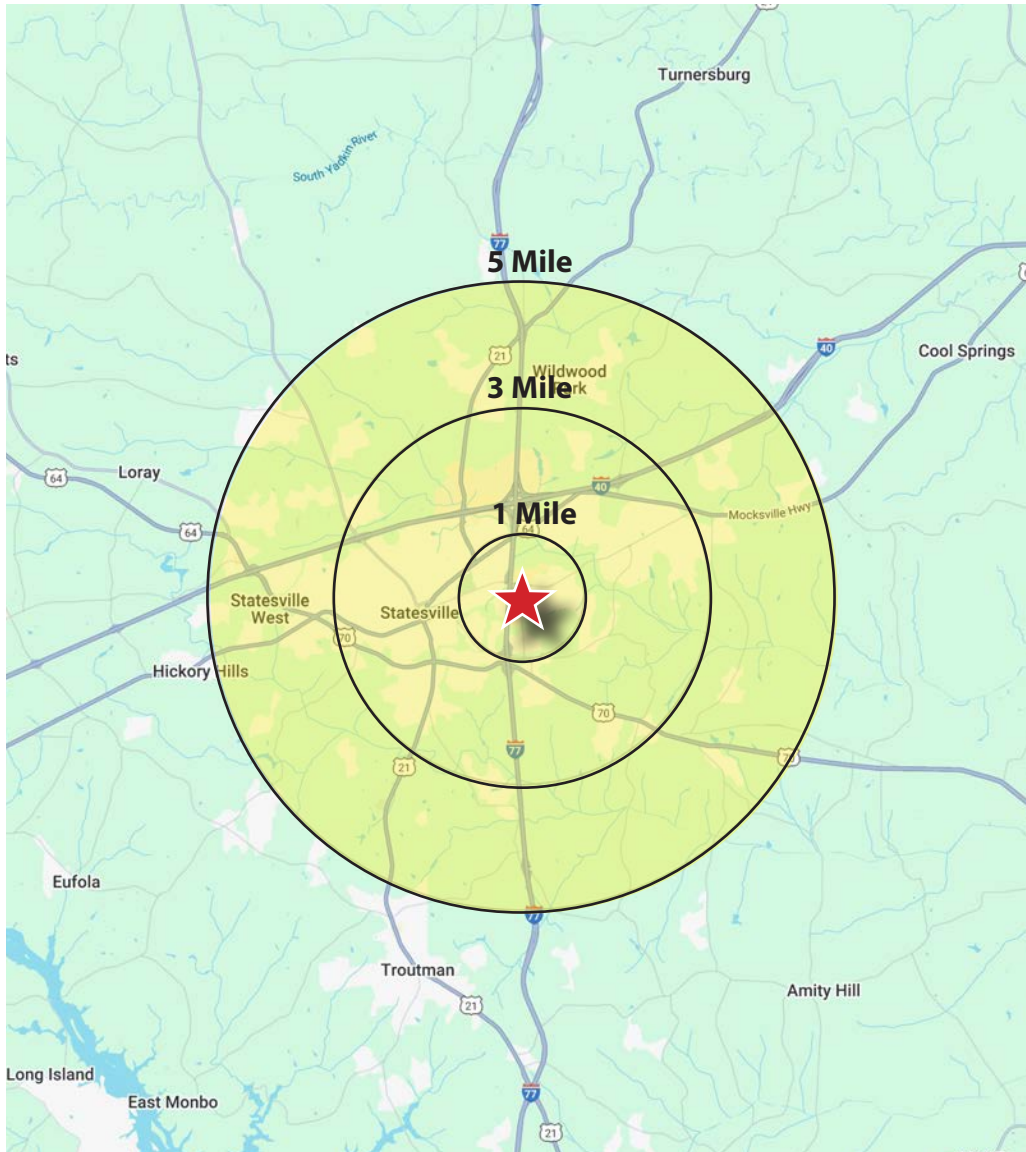
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## DEMOGRAPHICS

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POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	5,715	28,381	47,453
2030 Projected Population	5,899	30,243	51,680
Projected Annual Growth (2025-2030)	185 (+0.6%)	1,862 (+1.3%)	4,228 (+1.8%)
HOUSEHOLDS			
2025 Estimated Households	2,443	11,570	19,097
2030 Projected Households	2,558	12,521	21,078
HOUSEHOLD INCOME			
2025 Estimated Average Household Income	\$66,035	\$80,129	\$88,125
BUSINESSES			
2025 Estimated Total Businesses	339	1,912	2,466
2025 Estimated Total Employees	2,775	21,530	29,269

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