

606 Signal Hill Ext Drive, Statesville, NC 28285

- 100% occupied Investment opportunity in growing Statesville market. Medical Supply company occupies 75% of property



**SCOTT MLADENIK**  
Broker In Charge  
(704) 479-7384  
Scott@charlottecommercialrealty.c

**RE/MAX EXECUTIVE**  
2901 Coltsgate Road, Ste 100  
Charlotte, NC 28211  
<https://executive-charlotte-nc.remax.com>  
+17045407500 Each Office Independently Owned and Operated.

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### Property Summary

Building SF:	7,000
Lot Size:	0.98 Acres
Occupancy:	100%
Parking Ratio:	7.14
Price:	\$895,000
Year Built:	1991
Zoning:	B-2

### Property Overview

100% occupies with long term tenants  
Located in an established corridor with Statesville market  
Close proximity to I-77 and I-40  
75% of property leased to Medical Supply company

### Location Overview

Property is located just south of I-40 and I-77



## Property Description

Investment opportunity is 7000 SF, 100% occupied, two-tenants, large tenant healthcare service industry. Property is situated on .98 Ac site with 50 plus parking sites. Aro Care / Family Medical supply occupies 5325 SF, visions Salon 1675 SF and hac been a long-term tenant. Annual rent is \$81,648.00

Tenant	Monthly	Annually	Estimated SF	Term remaining	Notes		
Hair Stylist Salon and Spa	\$ 1,500.00	\$ 18,000.00	1675	3 years	3/28 ex		
Family Medical Supply	\$ 5,410.39	\$ 64,924.68	5325	3 years	2029		
	\$ -	\$ -	0	0			
<b>Totals</b>	<b>\$ 6,910.39</b>	<b>\$ 82,924.68</b>	<b>7000</b>				

Expenses	As Is Today	
Taxes	\$ 4,878.00	
CAM	\$ 3,500.00	
Insurance	\$ 2,700.00	
Total	\$ 11,078.00	
Charge backs	\$ (5,262.00)	47.5% charge back
Actual Expenses	\$ 5,816.00	
Net Income	\$ 77,108.68	
Net Income		
<b>Cap Rate</b>		
	<b>8.60%</b>	<b>\$ 895,000.00</b> List Price



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# BUSINESS MAP

**606 SIGNAL HILL EXT DRIVE**

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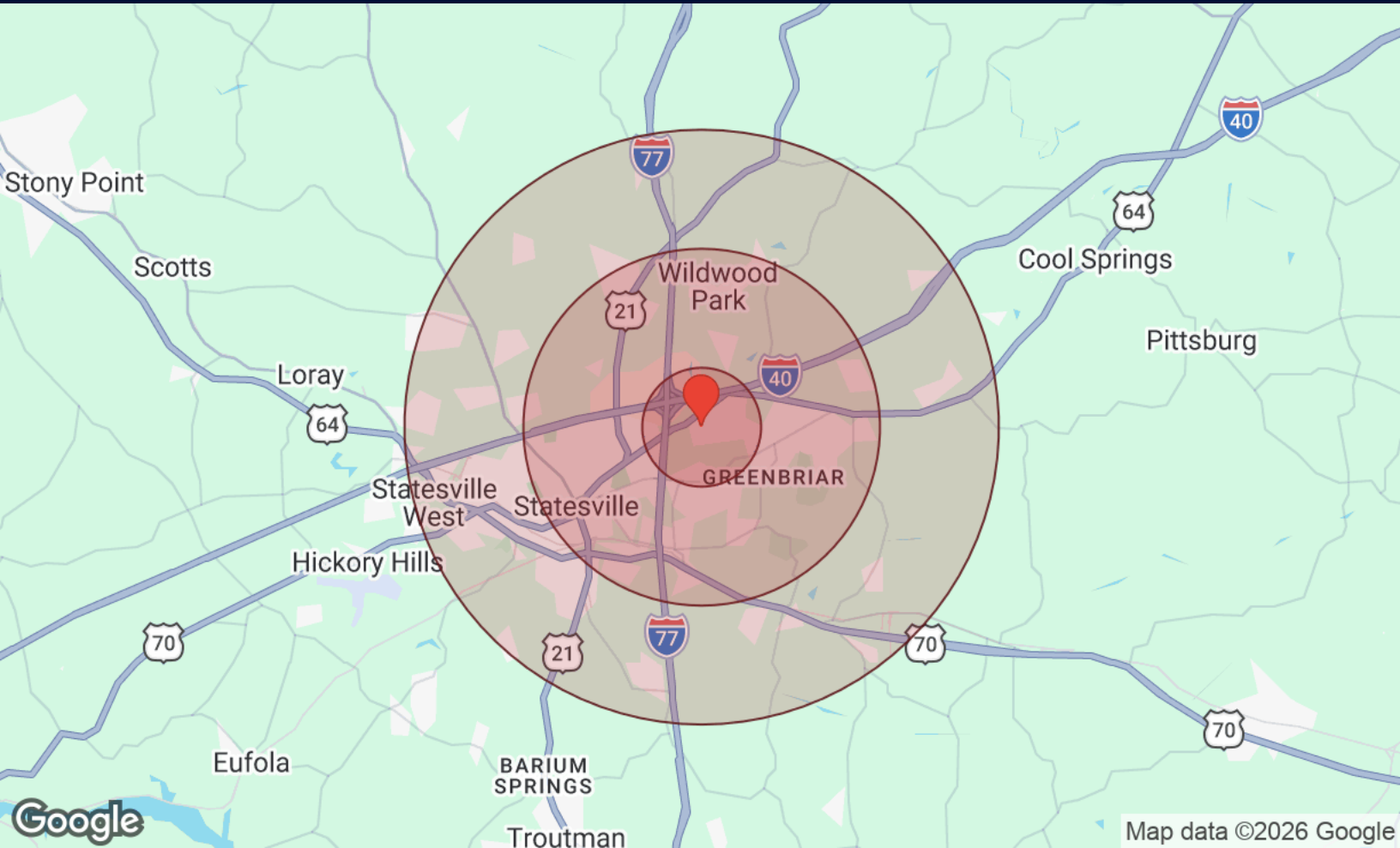


# DEMOGRAPHICS

606 SIGNAL HILL EXT DRIVE

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,520	12,937	23,018
Female	2,521	13,365	23,974
Total Population	5,041	26,302	46,992
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,899	15,950	28,956
Black	1,134	6,184	10,465
Am In/AK Nat	3	29	56
Hawaiian	N/A	N/A	5
Hispanic	714	2,959	5,522
Asian	203	623	987
Multiracial	88	547	973
Other	2	13	28
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,238	12,328	21,869
Occupied	2,018	10,888	19,256
Owner Occupied	850	6,238	11,926
Renter Occupied	1,168	4,650	7,330
Vacant	220	1,440	2,613

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	892	4,646	8,381
Ages 15 - 24	633	3,242	5,746
Ages 25 - 54	1,841	9,956	17,888
Ages 55 - 64	499	3,249	6,123
Ages 65+	1,177	5,209	8,853

Income	1 Mile	3 Miles	5 Miles
Median	\$52,867	\$63,204	\$66,509
Under \$15k	132	981	1,752
\$15k - \$25k	217	1,018	1,564
\$25k - \$35k	161	909	1,555
\$35k - \$50k	426	1,459	2,553
\$50k - \$75k	377	1,980	3,284
\$75k - \$100k	266	1,473	2,787
\$100k - \$150k	304	1,607	3,124
\$150k - \$200k	50	625	1,209
Over \$200k	84	836	1,428



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