

GATEWAY AT BROAD

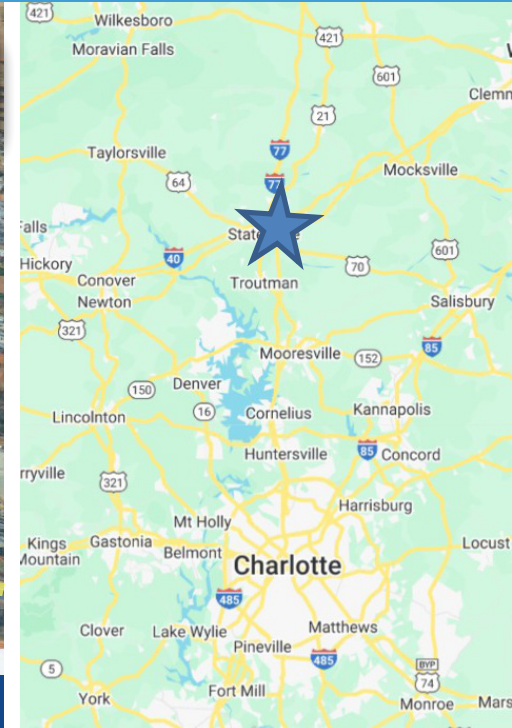
STATESVILLE, NC 28625

NOW
PRE-LEASING

NS New South
Properties

NEWSOUTHPROP.COM

± 30,000 SF RETAIL & OUTPARCELS AVAILABLE



GLA: ± 160,000

ACRES: ± 40

PARKS: 802

CBSA: CHARLOTTE-CONCORD-GASTONIA (NC-SC)

SUBMARKET: IREDELL COUNTY

PROPERTY OVERVIEW

- ANNOUNCING:** Gateway at Broad, a proposed multi-use retail development located in Statesville, NC.
- The proposed power center is a ± 160,000 SF retail center. NOW PRE-LEASING ± 30,000 SF retail shops and outparcels.
- Strategically located on I-77 and Broad Street, offering strong interstate visibility
- Full signalized access of recently completed redesign at Exit 50 off ramp (Broad Street) and widened I-77 with convenient connection to new I-40/I-77 interchange

DEMOGRAPHICS (2025)

	10 MILES	30 MIN DT	TRADE AREA
 POPULATION	92,122	212,352	343,282
 PROJECTED POP. (2030)	102,362	235,431	359,936
 AVERAGE HH INCOME	\$91,706	\$110,145	\$85,349
 MEDIAN HH INCOME	\$69,260	\$82,142	\$64,787
 SOME COLLEGE OR HIGHER	57.1%	63.4%	53.0%
 DAYTIME POPULATION	66,767	161,524	253,027

BROKER CONTACT

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GATEWAY AT BROAD

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SITE
AERIAL

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GATEWAY AT BROAD

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SITE PLAN

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GATEWAY AT BROAD

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MARKET
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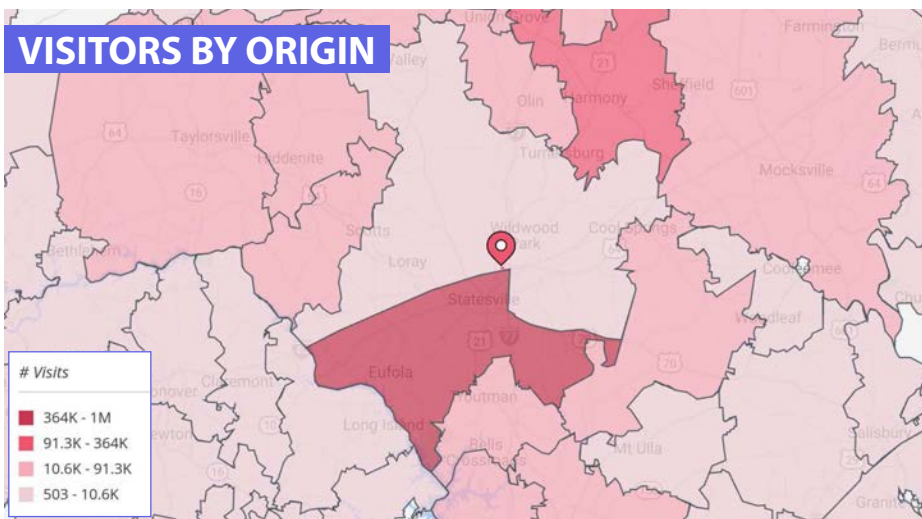
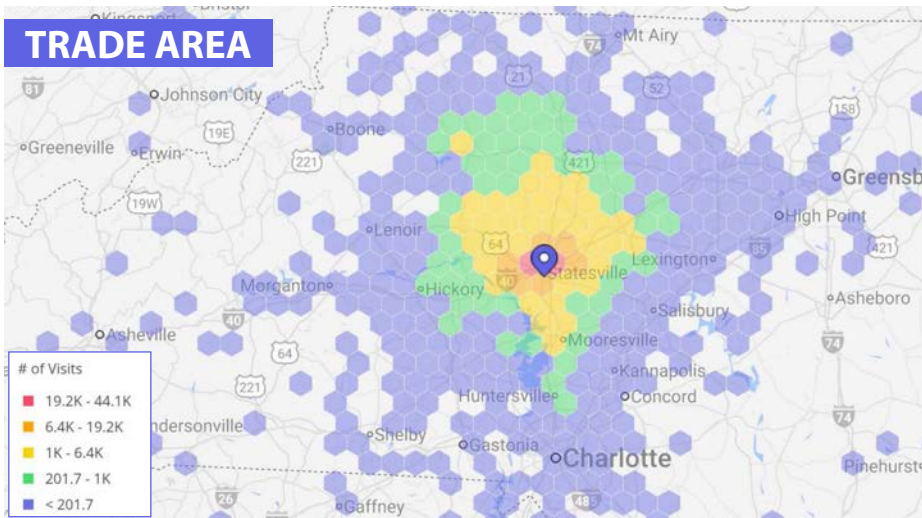
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DEMOGRAPHICS

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DEMOGRAPHICS (2025)

POPULATION	TRADE AREA	30 MIN DT	10 MILE
2025 Estimated Population	343,282	212,352	92,122
2030 Projected Population	359,936	235,431	102,362
HOUSEHOLD INCOME			
2025 Estimated Average Household Income	\$85,349	\$110,145	\$91,706
2025 Estimated Median Household Income	\$64,787	\$82,142	\$69,260
EDUCATION			
2025 Estimated Some College or Higher	53.0%	63.4%	57.1%
DAYTIME DEMOGRAPHICS			
2025 Estimated Daytime Population	253,027	161,524	66,767

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LOCATION
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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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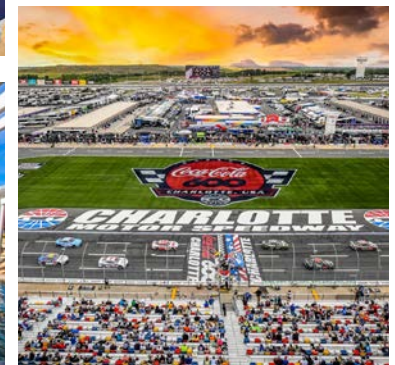
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CHARLOTTE is a major metropolitan area known for its financial industry, being the second-largest banking center in the United States after New York City. Charlotte's economy is driven by sectors such as finance, technology, and energy. The city is home to several Fortune 500 companies, including Bank of America and Duke Energy. With a population of over 885,000 and a metropolitan area population exceeding 2.6 million, Charlotte offers a vibrant cultural scene, including museums, theaters, and a dynamic culinary landscape.

Charlotte is also a significant transportation hub with Charlotte Douglas International Airport being one of the busiest airports in the nation. The city is well-connected by a network of highways and railroads, making it a vital point for logistics and commerce. Charlotte's sports scene is also notable, with professional teams like the NFL's Carolina Panthers, the NBA's Charlotte Hornets, and Major League Soccer's Charlotte FC.

CHARLOTTE'S TOP EMPLOYERS



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