

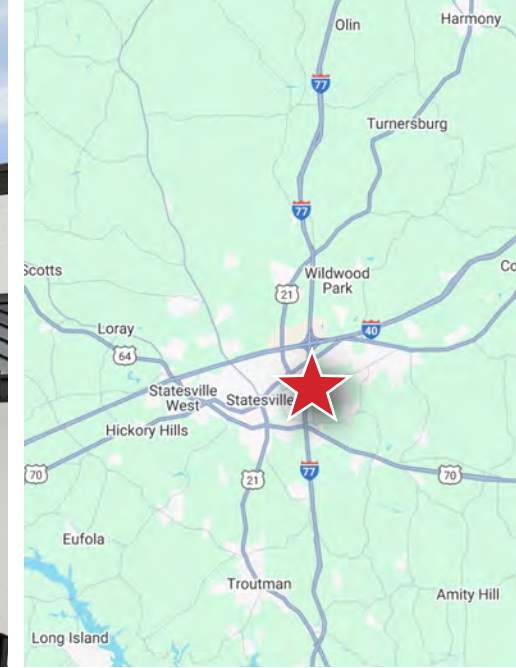
BROAD STREET STATION

1630 E. BROAD STREET, STATESVILLE, NC 28625

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 1,050 - 6,184 SF RETAIL OR OFFICE SPACE AVAILABLE FOR LEASE (± 0.1423 AC OUTPARCEL AVAILABLE)



PROPERTY HIGHLIGHTS:

- ± 1,050 - 6,184 SF retail or office 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
- Existing drive-through available (suite)
- **Contact Brokers for Pricing**

BROKER CONTACT:

JOHN CALHOUN

704.927.2883

jcalhoun@newsouthprop.com

MACLAIN HUGUE

704.927.2887

mhuge@newsouthprop.com



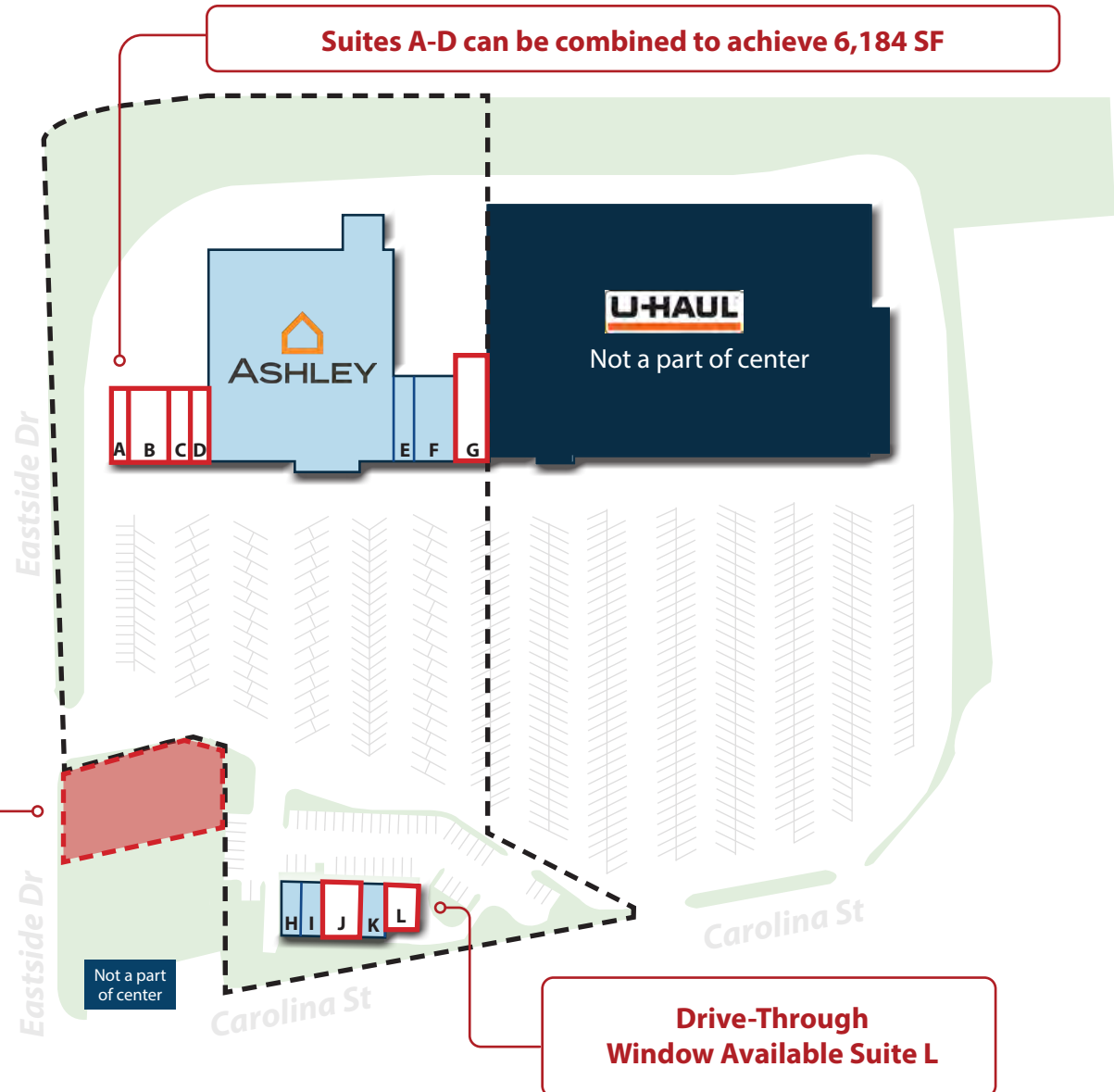
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SITE PLAN

± 1,050 - 6,184 SF RETAIL OR OFFICE SPACE AVAILABLE FOR LEASE (± 0.1423 AC OUTPARCEL AVAILABLE)

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



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SITE AERIAL

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JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com
MACLAIN HUGO | 704.927.2890 | mhugo@newsouthprop.com

BROAD STREET STATION

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MARKET AERIAL

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PHOTOS

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SUITE L: 1,200 SF ENDCAP WITH EXISTING DRIVE-THROUGH AVAILABLE



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MACLAIN HUGUE | 704.927.2890 | mhuge@newsouthprop.com

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SUITE J: 1,750 SF RETAIL OF OFFICE SPACE AVAILABLE



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BROAD STREET STATION

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LOCATION OVERVIEW

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4.2%

Unemployment
Rate



I-540

Easy
Access



45 MIN

From
Charlotte



I-77

Interstate
Access



\$85K+

Avg. HH
Income



STRONG

Growth
Market

STATESVILLE AREA RETAILERS



A PREMIER MARKET FOR GROWTH & INVESTMENT

Located at the crossroads of I-77 and I-40, Statesville offers strong regional connectivity, a diverse economy, and continued growth within the Charlotte metropolitan area, making it an attractive destination for businesses and residents alike.

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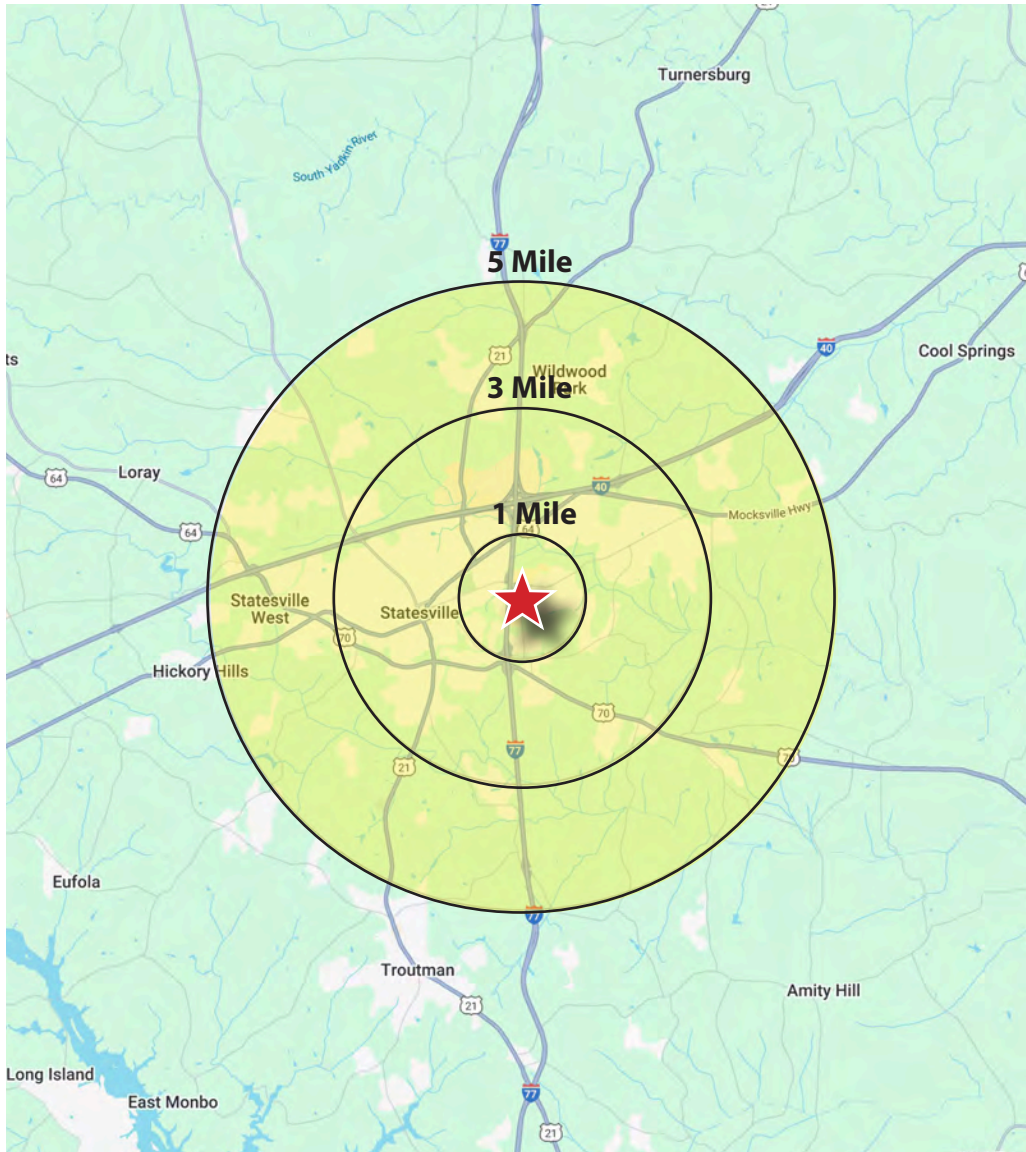
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DEMOGRAPHICS

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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
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BUSINESSES

2025 Estimated Total Businesses	339	1,912	2,466
2025 Estimated Total Employees	2,775	21,530	29,269

