

FREEMAN

COMMERCIAL REAL ESTATE



FOR SALE

MIXED USE FOR SALE

Charlotte MSA

201 W Broad Street | Statesville, NC

LEE CHEWNING

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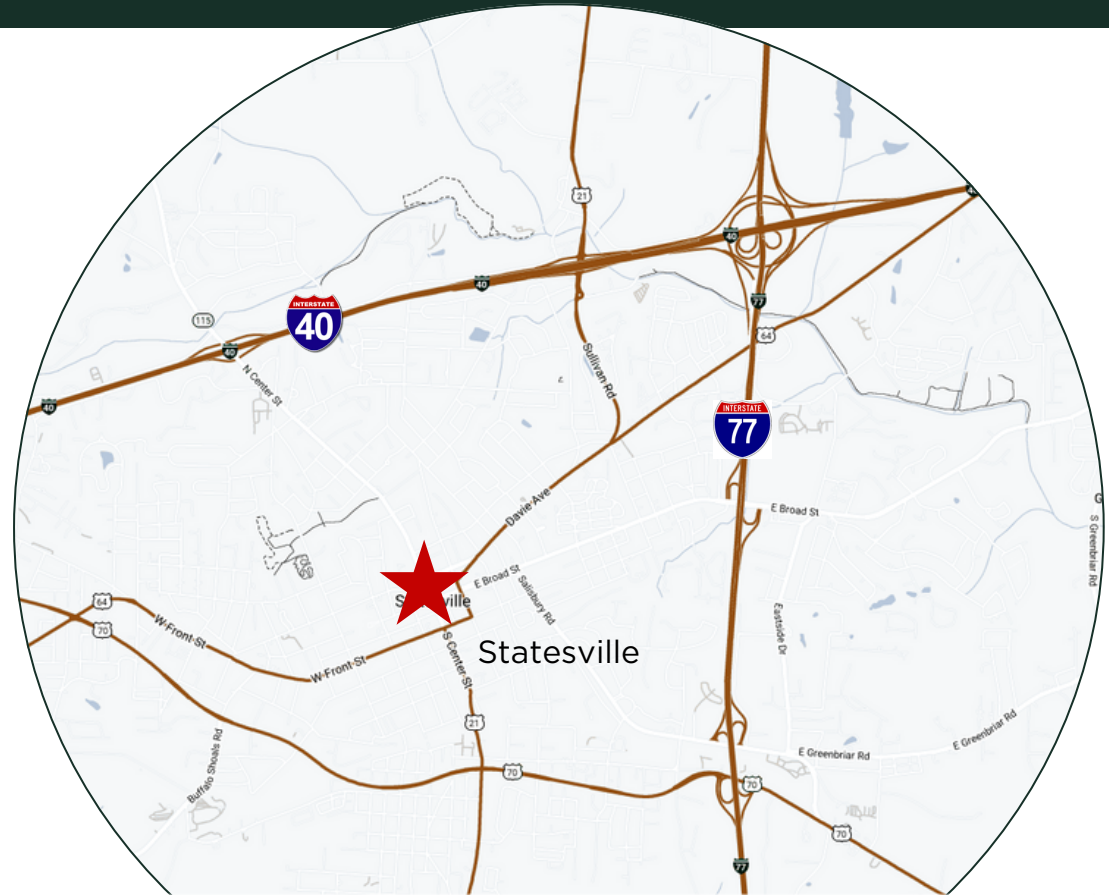
OFFERING SUMMARY

201 W Broad Street
Stateville, NC 28677

Building Size: +/- 9,600 SF
 Parcel Size: +/- .073 AC
 Effective Yr Built : 1980
 Actual Yr Built : 1876
 Floors: 3 (with common area stairwell)
 Tenancy: Roots Outdoor NC
 Offering Price: \$649,000

CLOSE PROXIMITY TO:

- Interstate 40 & 77
- Downtown district/municipal buildings



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	29,902	47,687	66,668
HOUSEHOLDS	12,308	19,045	26,669
MEDIAN AGE	41.4	43.3	43.1
AVG. HH INCOME	\$65,524	\$77,075	\$79,098

BASEMENT/1ST LEVEL



Fully leased retail,
Roots Outdoor

- +/- 3,150 SF first level
+/- 3,150 SF basement
- Month to month lease in place,
Roots Outdoor
- Attractive sidewalk retail space with
dual access
- Roots Outdoor has everything you
need to bring outdoor fun to
downtown Statesville providing
outdoor apparel and equipment for all
seasons



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2ND LEVEL

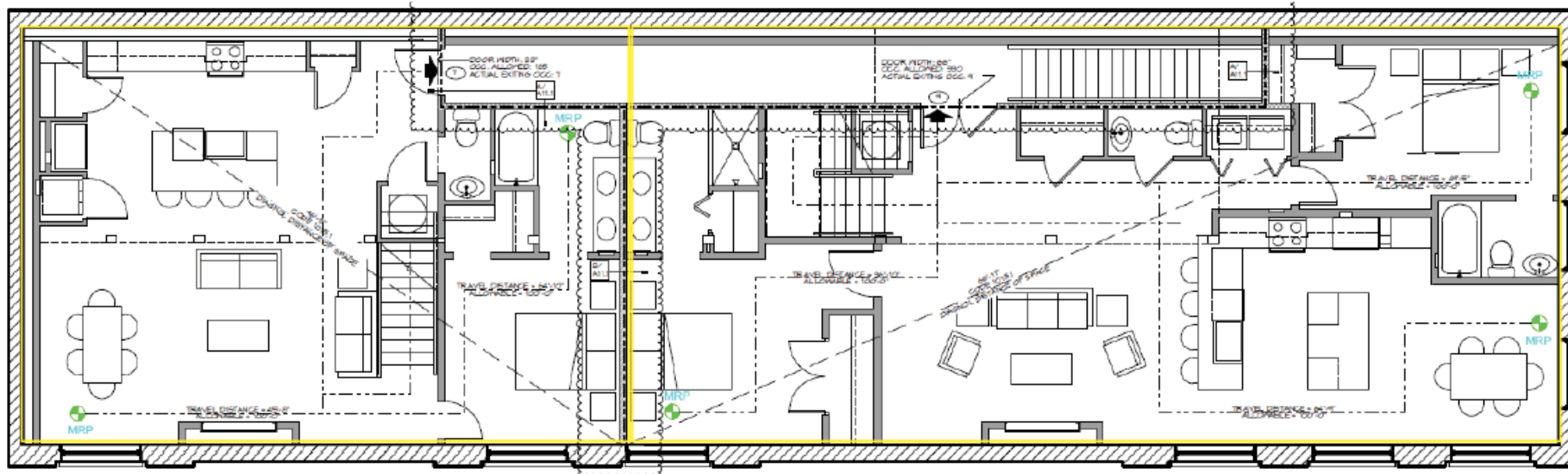
Proposed & Approved Income Producing Residential

- Potential for +/- \$4,000 rental income on 2nd floor
- Unfinished space, fully approved site plan, current zoning allows
- Site approved residential buildout plans available with possible elevator
- Designated side entrance into common area stairwell



Potential 2-Bedroom Unit

Potential 3-Bedroom Unit



STATESVILLE, NORTH CAROLINA WHERE HISTORY MEETS MODERN CHARM

Nestled in the heart of North Carolina, beckons with its perfect blend of southern hospitality, rich history and vibrant modernity. Explore the allure of the city with its charming historic downtown, preserved architecture, boutiques and local eateries.



Lake Norman

Seek adventure at the doorstep of nature! Statesville is conveniently located just north of the breathtaking shores of Lake Norman. Whether you're into water sports, fishing, or simply basking in the sun, Lake Norman offers a refreshing escape for all.



Retail, Arts & Culture

Indulge in retail therapy along the bustling streets. Discover unique treasures in locally-owned shops, engaging creativity at the heart of cultural events and artistic expressions. Statesville boasts a vibrant arts scene, with galleries, theaters and events that celebrate the talents of the community.

