

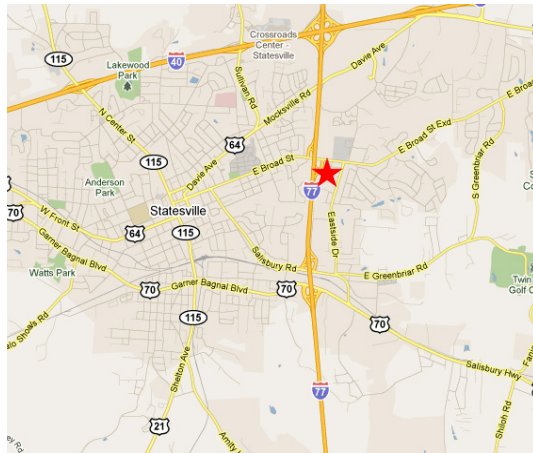


BROAD STREET STATION

1630 E. Broad Street
Statesville, NC 28625

LEASING | Phil Neari
direct: 704.206.8339
pneari@collettre.com

Stanford Garnett
direct: 704.206.8345
sgarnett@collettre.com



DEMOGRAPHIC SNAPSHOT (2024)

	1 mile	3 mile	5 mile
Population	6,504	28,660	46,932
Est. Daytime Population	2,863	19,997	27,694
Avg. Household Income	\$66,845	\$77,481	\$84,409

TRAFFIC COUNT

E Broad Street at Middleton Street	21,487
I-77 Northbound	37,497

PROPERTY DETAILS

- 141,633 Community Center anchored by Food Lion.
- Spaces Available: ±1,200 SF – 2,584 SF
- Located just off I-77, Exit 50.
- Prime retail corridor featuring numerous national restaurants and local attractions.

1111 METROPOLITAN AVE, STE 700, CHARLOTTE, NC 28204
Mailing: P.O. BOX 36799, CHARLOTTE, NC 28236-6799
704.206.8300 | WWW.COLLETTRE.COM



BROAD STREET STATION AERIAL

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BROAD STREET STATION

SITE PLAN

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BROAD STREET STATION TENANT ROSTER

- Suite A: **AVAILABLE 1,050 SF**
- Suite B: **AVAILABLE 2,584 SF**
- Suite C: **AVAILABLE 1,500 SF**
- Suite D: **AVAILABLE 1,050 SF**
- Suite E: Little Caesars
- Suite F: Shanghai Buffet
- Suite G: American Trade
- Suite H/I: Office Furniture Concepts
- Suite J: **AVAILABLE: 1,750 SF**
- Suite K: Allied Financial
- Suite L: **AVAILABLE: 1,200 SF**

Can be combined
 or individual

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