

RETAIL PARCEL STATESVILLE, NC



FOR SALE | BUILD TO SUIT
±0.45Ac RETAIL PARCEL

US HWY-21 / Turnersburg Hwy
Statesville, NC

MEREDITH RICHMOND
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 **CAMBRIDGE
PROPERTIES**

831 E. Morehead St., Ste. 245
Charlotte, NC 28202
cambridgeprop.com



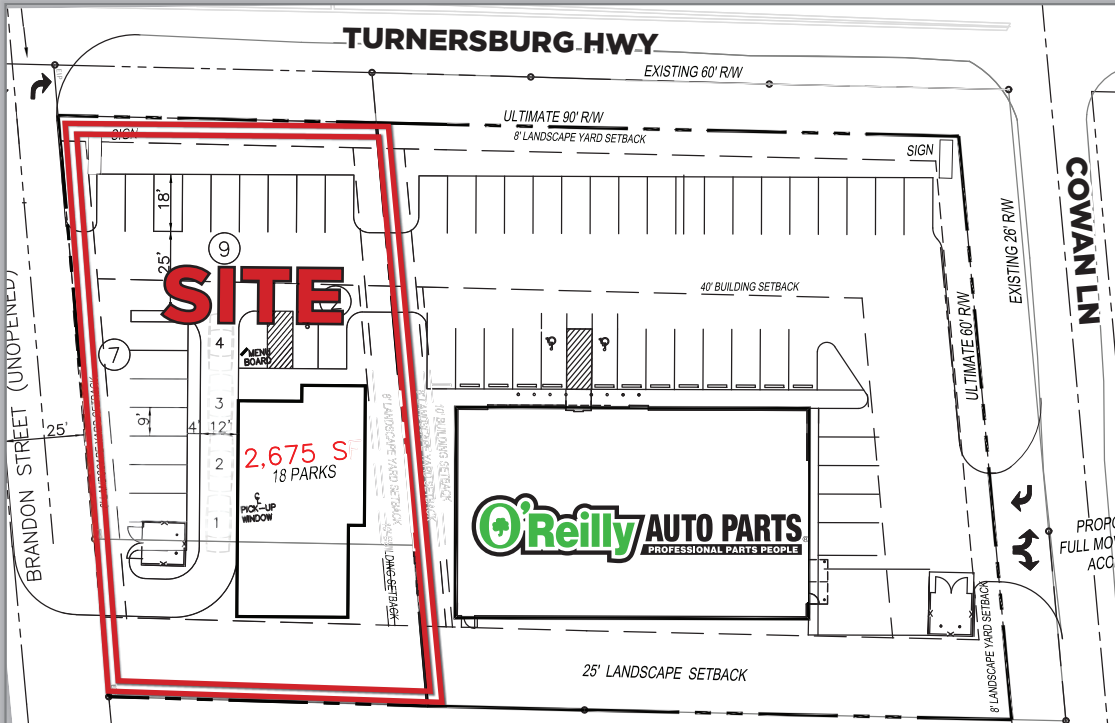
RETAIL PARCEL

LOCATION MAP



RETAIL PARCEL

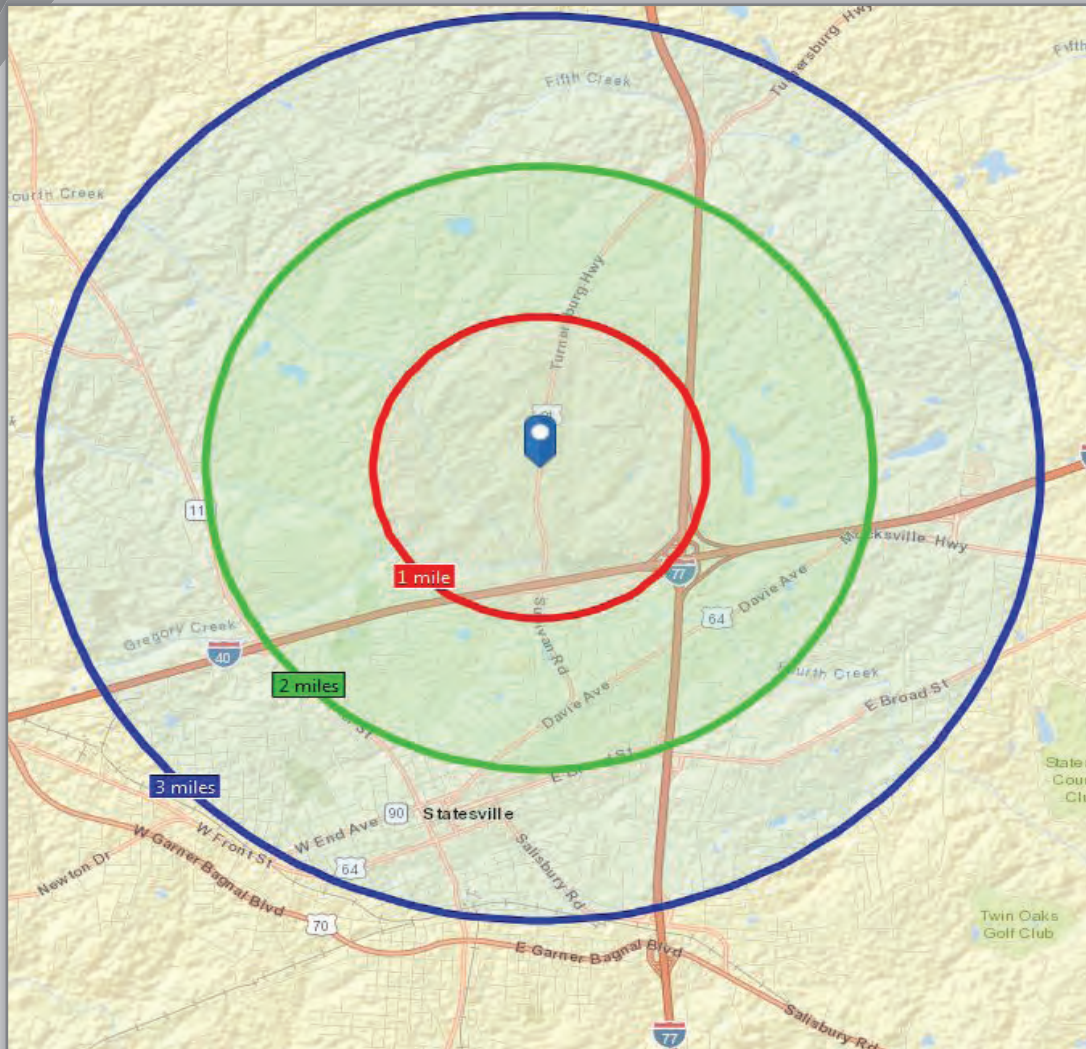
MARKET AERIAL | SITE PLAN





RETAIL PARCEL

DEMOGRAPHIC PROFILE



STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2024 Forecast	2,147	12,068	27,235
Population 2019 Projection	1,990	11,367	25,877
Per Capita Income 2024 Forecast	\$30,882	\$28,349	\$27,811
Per Capita Income 2019 Projection	\$26,187	\$23,827	\$23,479
Median HH Income 2024 Forecast	\$53,512	\$50,000	\$48,191
Median HH Income 2019 Projection	\$46,731	\$42,066	\$39,539

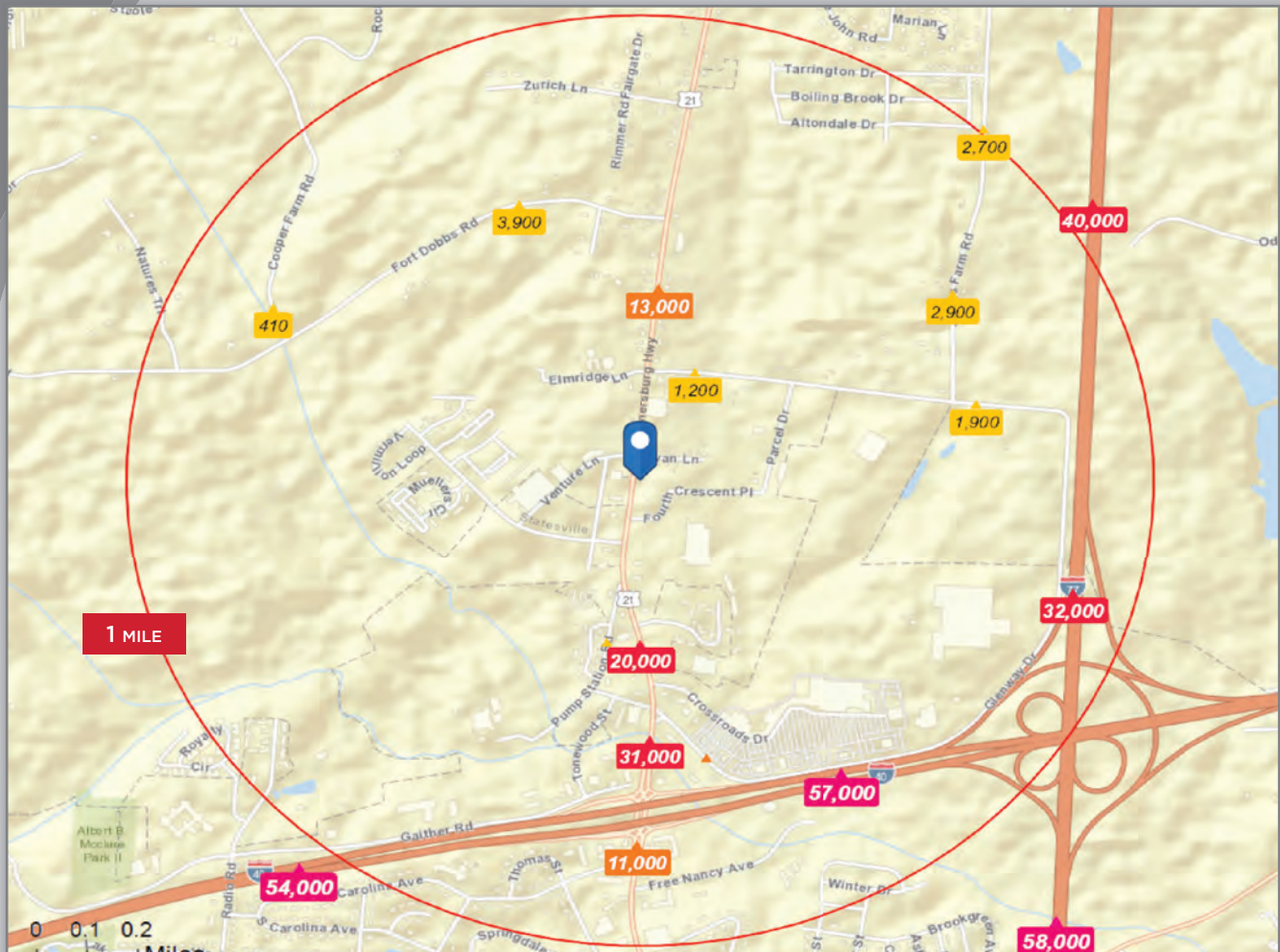
POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2019 and 2024

Prepared 08/20/2019



RETAIL PARCEL

TRAFFIC PROFILE



TRAFFIC COUNTS

Turnersburg Hwy (0.40 miles S of Site) 20,000 AADT

Turnersburg Hwy (0.41 miles NW of Site) 13,000 AADT

SOURCE: 2019 © Kalibrate Technologies | Prepared 08/20/2019

RETAIL PARCEL

SALES TEAM

Cambridge Properties, Inc. is involved in all aspects of development, leasing and property management. We focus on commercial real estate development with primary emphasis on grocery and major retail anchored shopping centers, single tenant build-to-suit and multi-use development combining retail, office and residential communities.



John 'Jay' Priester, Jr.

Executive Vice President. As EVP Jay's role is to identify new development opportunities and complete project oversight. Jay's sole focus while at Cambridge for the past 12 years has been sourcing and developing commercial real estate. Such expertise is essential in negotiating purchase contracts, navigating the entitlement process, horizontal and vertical construction and ultimately project stabilization.

Jay also leads the Cambridge Leasing Team, while focusing his efforts on all anchor tenant and build-to-suit leases.



Meredith Richmond

Real Estate Manager. Meredith provides support for all development, leasing and property management activities within Cambridge Properties. She assists with preparation of Contract and Lease Agreements, marketing materials, tenant prospecting and development research. Meredith also assists with aspects of property management and handles day-to-day office management.

As a licensed broker, Meredith is a vital part of the Cambridge Leasing Team.