

2nd Gen Restaurant Available



1725 E BROAD ST, STATESVILLE, NC 28625

Retail

FOR

| Lease

SIZE

| 1,600 SF

PRICE

| \$35.00 NNN



Overview

Former takeout pizza restaurant immediately available adjacent to Dunkin with excellent visibility and full access on E Broad Street.

Prime location situated on Broad Street, one of the main commercial corridors in downtown Statesville, NC.

Close to I-77 and I-40, providing convenient access to surrounding areas.

1,600 SF Restaurant Space Available



Joey Morganthall
Director of Retail

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2400 South Boulevard | Suite 300
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Property Overview

Demographics

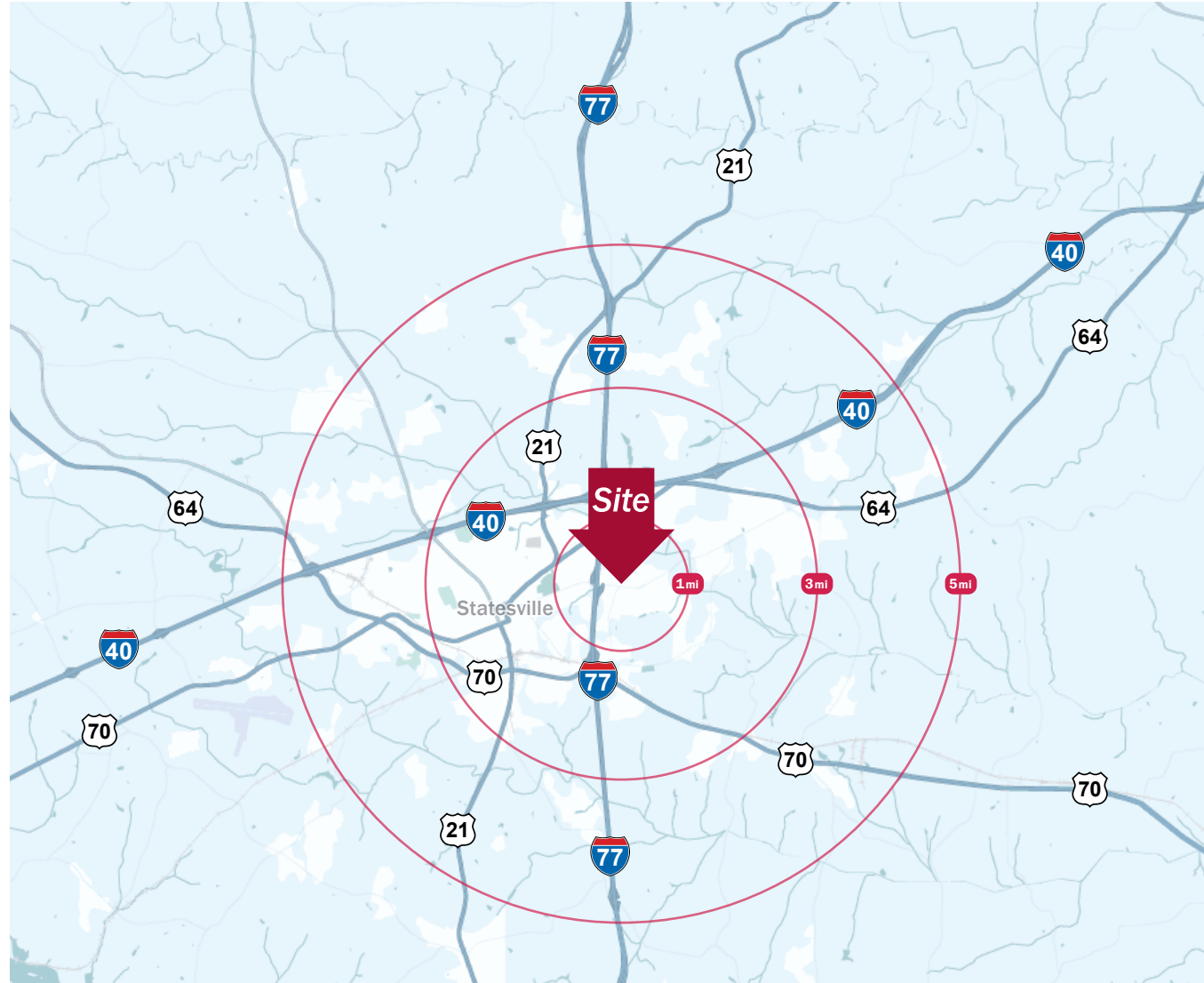
Source: Esri@ 2024

	1 mile	3 mile	5 mile
Population	6,465	28,060	47,022
Growth Rate	0.67%	0.89%	1.35%
Avg. HH Income	\$62,764	\$70,417	\$76,320

Traffic Count

Source: NCDOT

	AADT
E Broad St	20,500 (2023)
I-77	65,000 (2023)



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Market Aerial



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Property Photos



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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