

# Island Ford Road Retail

139 - 141 ISLAND FORD RD, STATESVILLE, NC 28625



Retail

FOR

Lease

SIZE

±1,015 - 3,520 SF

PRICE

Call for pricing



## Overview

Three new Construction Retail / Medical buildings available for Lease in the growing Statesville corridor

Strategically located at the intersection of I-40 and Taylorsville Rd (Exit 148) and less than 4.5 miles from I-77

Flexible Suite Sizes from ±1,015 SF - ±3,520 SF suitable for retail, restaurant, medical, and service users

Serving over 42,000 residents within 5 miles with average household incomes exceeding \$80,000

Visibility along the Taylorsville Road/I-40 corridor with strong daily traffic counts

Delivering April 1, 2026

## New-construction Retail Space for Lease



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# Island Ford Road Retail

139 - 141 ISLAND FORD RD, STATESVILLE, NC 28625

## Property Overview

### Demographics

Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	992	15,936	42,502
Avg. HH Income	\$90,957	\$80,699	\$84,665

### Traffic Count

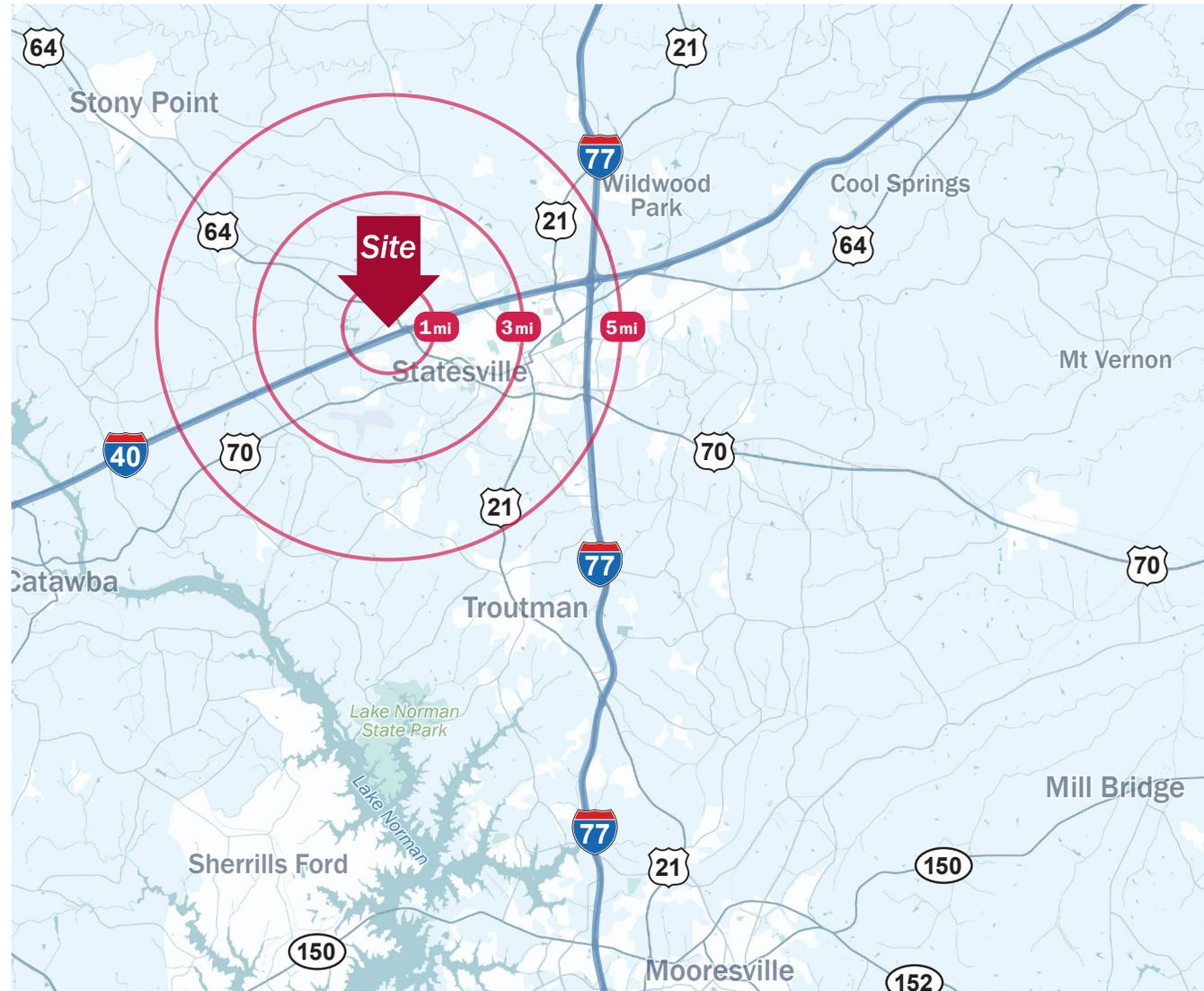
Source: NCDOT 2026

	AADT
Island Ford Rd	2,500
Taylorsville Hwy	22,000
I-40	43,500

### Delivery

All spaces delivered as warm modified shell with HVAC and Gas/Electric Meters in place

Estimated delivery April/May 2026



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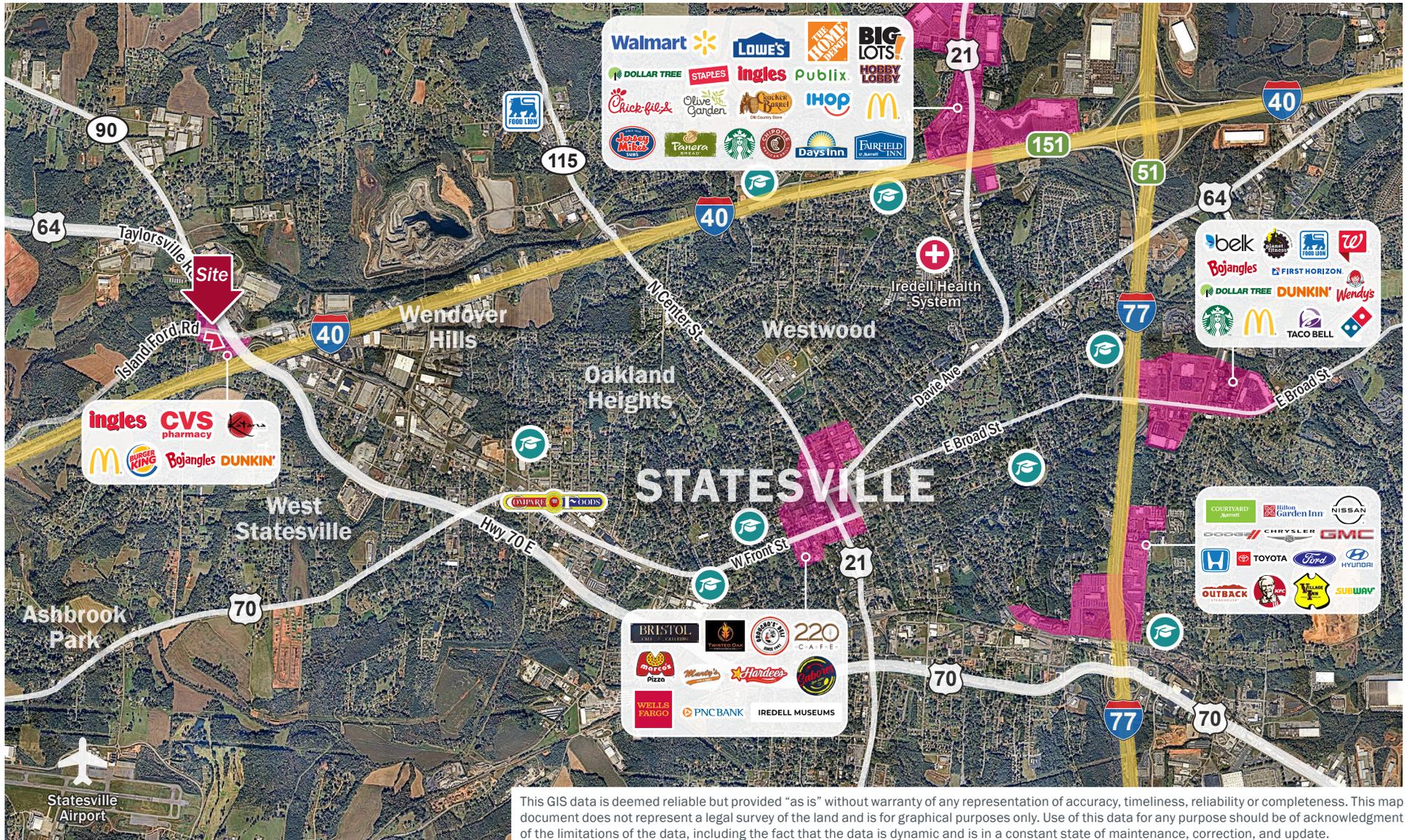
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## Market Aerial



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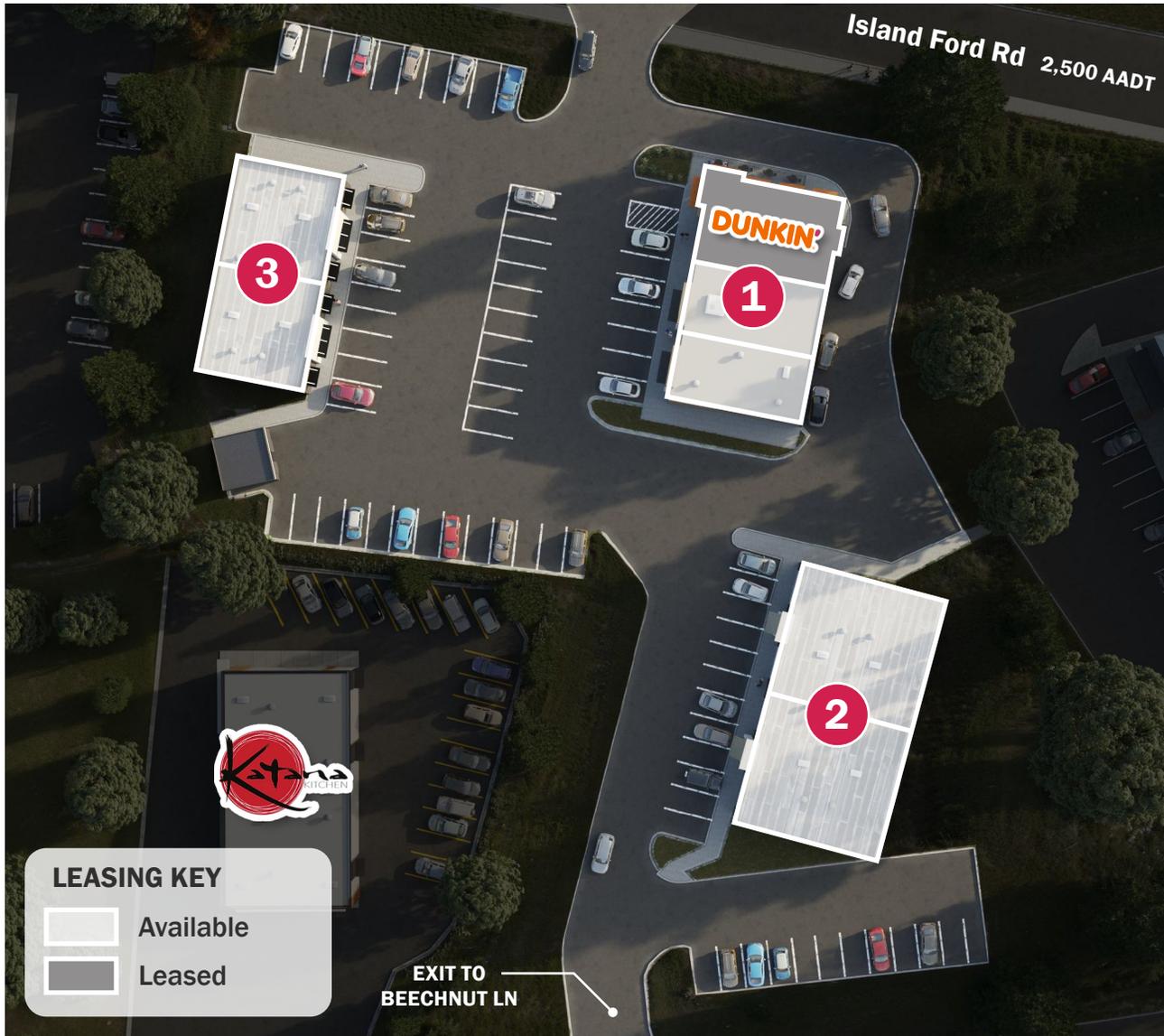
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## Master Leasing Plan



### Bldg. 1 139 Island Ford Road

Suite	Tenant	Sq. Ft.
100	Dunkin'	2,000 SF
101	Available	1,015 SF
102	Available	1,015 SF
<b>Can Combine to Total</b>		<b>±2,030 SF</b>

### Bldg. 2 124 Beechnut Lane

Suite	Tenant	Sq. Ft.
200	Available	1,760 SF
201	Available	1,760 SF
<b>Can Combine to Total</b>		<b>±3,520 SF</b>

### Bldg. 3 141 Island Ford Road

Suite	Tenant	Sq. Ft.
300	Available	1,438 SF
301	Available	1,438 SF
<b>Can Combine to Total</b>		<b>±2,876 SF</b>



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## Bldg. 1 Floor Plan

**Bldg. 1** 139 Island Ford Road



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## Bldg. 2 Floor Plan

**Bldg. 2** 124 Beechnut Lane



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## Bldg. 3 Floor Plan

**Bldg. 3** 141 Island Ford Road



Island Ford Rd 2,500 AADT



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## Property Photos



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## Renderings



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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