

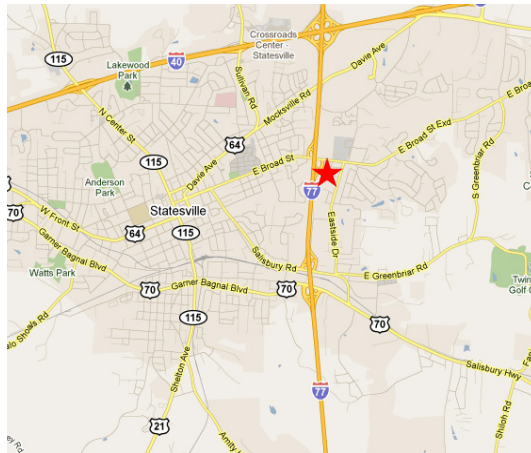


# BROAD STREET STATION

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 (2020)

	1 mile	3 mile	5 mile
Population	5,974	27,407	45,936
Adj. Daytime Population	3,962	24,225	29,823
Avg. Household Income	\$52,320	\$55,658	\$60,298

## TRAFFIC COUNT

E Broad Street at Middleton Street	18,099
I-77 at E Broad Street	57,591

## PROPERTY DETAILS

- 141,633 Community Center anchored by Food Lion.
- Small Shop Spaces Available: ±1,200 SF - ±1,750 SF
- Located just off I-77, Exit 50.
- Strong synergy and co-tenancy in place.

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

## SITE PLAN

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

Stanford Garnett  
 direct: 704.206.8345  
 sgarnett@collettre.com



### BROAD STREET STATION TENANT ROSTER

- Suite A/B: Cornerstone Christian
- Suite C: Cornerstone Christian
- Suite D: Cornerstone Christian
- 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**

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