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**Available**  
Retail For Lease  
Outparcel  
Available



# The Shops at North Town

1442 Wilkesboro Highway | Statesville, NC 28625

## LOCATION



The Shops at North Town is a +/- 92,974 SF retail center in Statesville, NC, approximately 40 miles North of Charlotte. Current tenants include a Coffee House & Waffle Shop, Fred's Discount Store and the I-40 Flea and Farmers Market. A +/- 31,200 SF freestanding building is available for lease as well as a +/- 2 acre outparcel available for sale, ground lease or BTS. The site is in close proximity to the future Larkin Regional Commerce Park, a 1,000+ acre commerce park with 5 million SF of industrial development and 75,000 SF of retail and commercial space expected to bring as many as 3,400 jobs to the area.

## SITE ATTRIBUTES

- +/- 92,974 SF Retail Center
- +/- 31,200 SF Freestanding Building Available for Lease
- +/- 2 Acre Outparcel Available for Sale, Ground Lease or BTS
- 12.41 Acres
- 473 Parking Spaces
- 3 miles from the Intersection of I-40 & I-77
- Call for Pricing Details

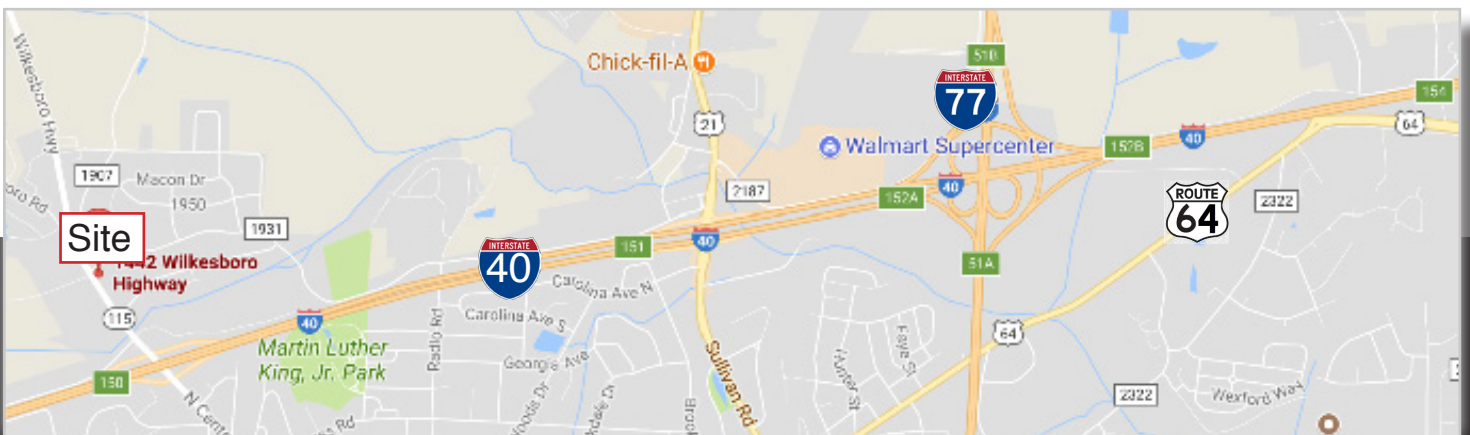
# LOCATION PHOTOS



# DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	2,325	23,478	41,783
Daytime Population	1,002	9,700	16,677
Avg HH Income	\$45,596	\$47,750	\$49,939

Traffic Counts: Est. 17,000 VPD at Intersection of Quarry Road and Wilkesboro Road



# SITE PLAN



For more information please contact:  
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