



124 Sunset Hill Road

Statesville, North Carolina 28625



Available for Lease

+/- 6,847 SF Medical Office

Property Overview

124 Sunset Hill Road

Available for Lease

The Nichols Company presents 124 Sunset Hill Rd, a Class B medical office available for lease in Statesville, NC. The building is located at the heavily developed Sunset Hill Rd and Turnersburg Hwy intersection, 0.3 miles from I-40 and 1.5 miles from the I-77 interchange. Surrounded by national retail, service, and restaurants, this is an ideal location for medical professionals seeking a well-positioned office space with easy access and plentiful parking.

Property Details

Address 124 Sunset Hill Rd. | Statesville, NC 28625

Availability +/- 6,847 SF Available for Lease

Acreage +/- 1.30 AC

Use Medical Office

Year Built 1996

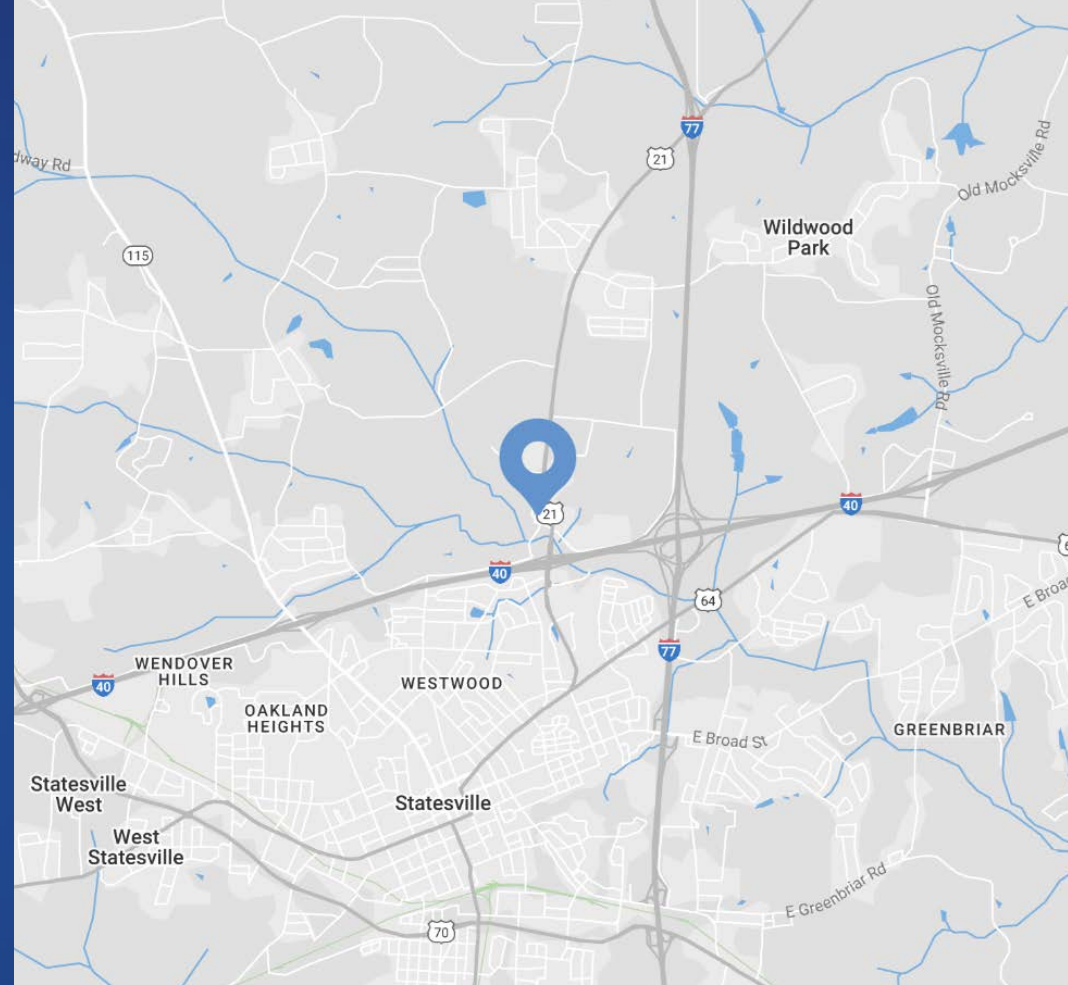
Parking 56 Spaces

Zoning B4

Signage Prominent monument signage

Traffic Counts Turnersburg Hwy | 23,500 VPD
I-40 | 52,000 VPD

Lease Rate Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	3,029	29,167	47,311
Avg. Household Income	\$77,664	\$70,517	\$76,378
Median Household Income	\$60,840	\$52,826	\$56,782
Households	1,365	12,027	19,106
Daytime Employees	5,064	24,702	31,286

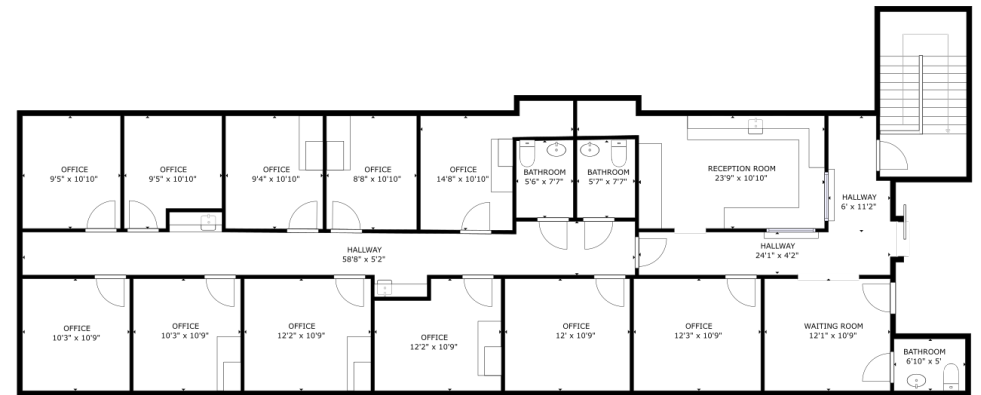
Available

+/- 6,847 SF

 Virtual Tour



Floor 1



Floor 2

Interior Photos





Monument Sign

Site

Sunset Hill Rd

Pump Station Rd



Statesville

52,000 VPD

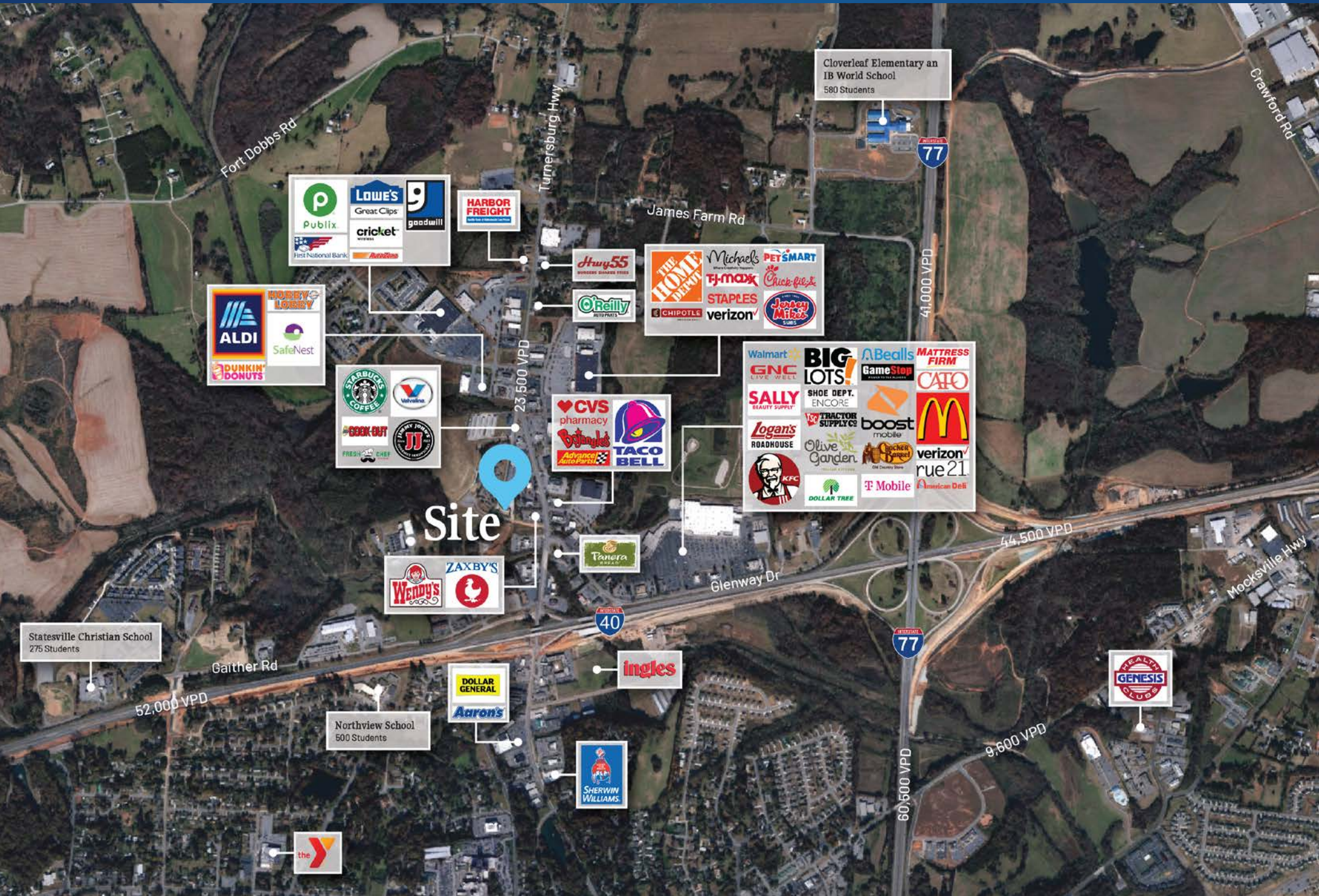


Site

2,000 VPD

Pump Station Rd

Market Overview



Statesville

North Carolina

Statesville, North Carolina, a vibrant city with a rich history and a strategic location in Iredell County, making it a key hub for business and industry. Positioned at the intersection of major highways I-40 and I-77, Statesville offers excellent connectivity for transportation and logistics. Known for its strong manufacturing base and a growing economy, the city also embraces a thriving community with a variety of cultural, educational, and recreational opportunities.



Prominent Monument Signage



Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.