



1113 Davie Ave

Statesville, NC 28677



Available for Sale or Lease
+/- 3,700 SF Prime Office Opportunity

Property Overview

1113 Davie Ave

Available for Sale or Lease

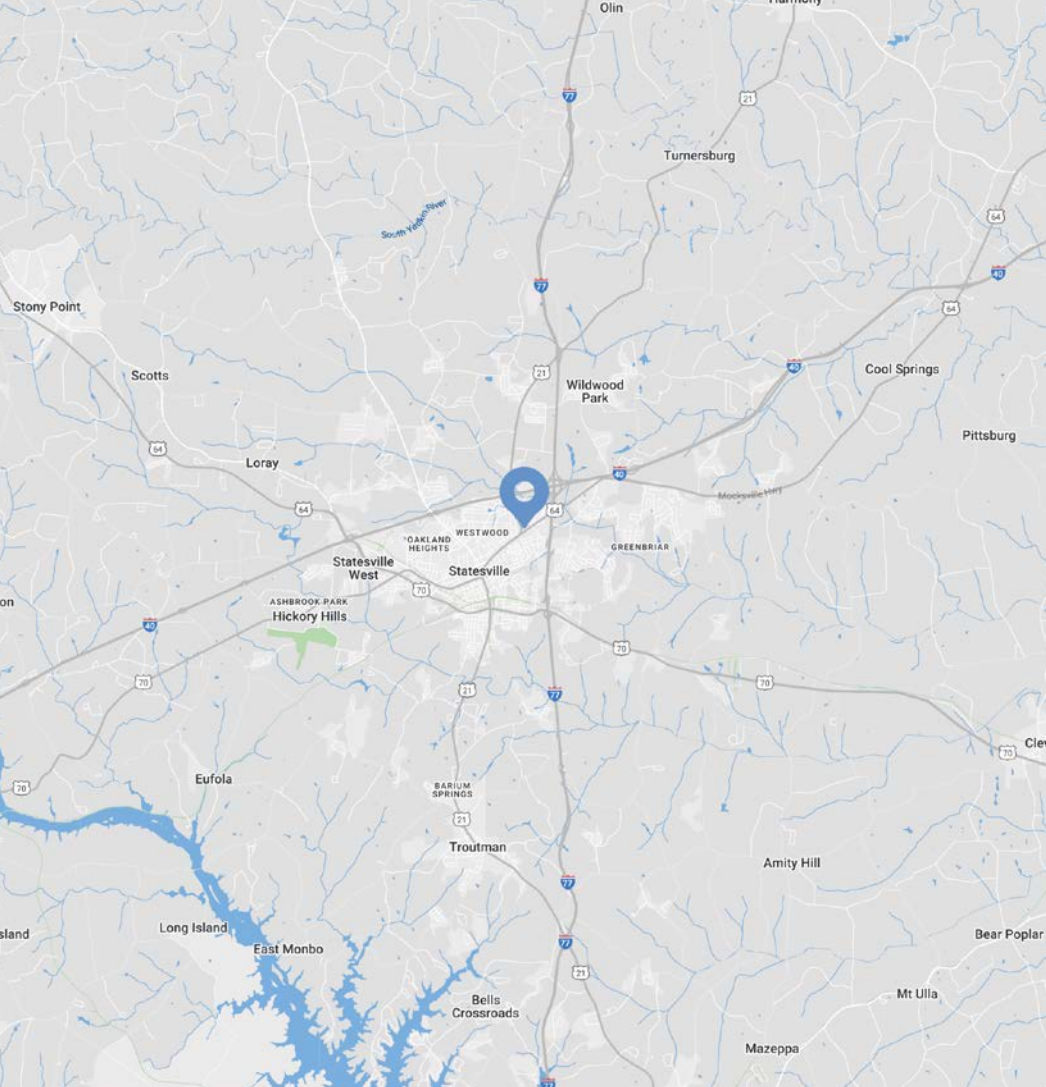
This 3,700 SF stand-alone office building sits on 0.5 acres in a strategic and highly visible Statesville location. Designed for efficiency and flexibility, the space features 11 private offices, a large conference room, a welcoming reception area, a breakroom, and three restrooms—ideal for professional office users or easily adaptable for medical office conversion.

The property is in excellent condition with recent upgrades in the past two years, including a new HVAC system, roof, and carpeting. Ample on-site parking with 19 dedicated spaces ensures convenience for employees and clients alike.

Whether you're expanding your business or establishing a new office, this well-maintained building offers a turnkey solution in a prime market.

Property Details

Address	1113 Davie Ave Statesville, NC 28677
Availability	+/- 3,700 SF Available for Sale or Lease
Acreage	+/- 0.47 AC
Use	Office
Zoning	O-1
Parcel ID	4745-40-9048
Traffic Counts	Davie Ave 10,500 VPD
Lease Rate	\$20/SF MG
Sale Price	\$460,000



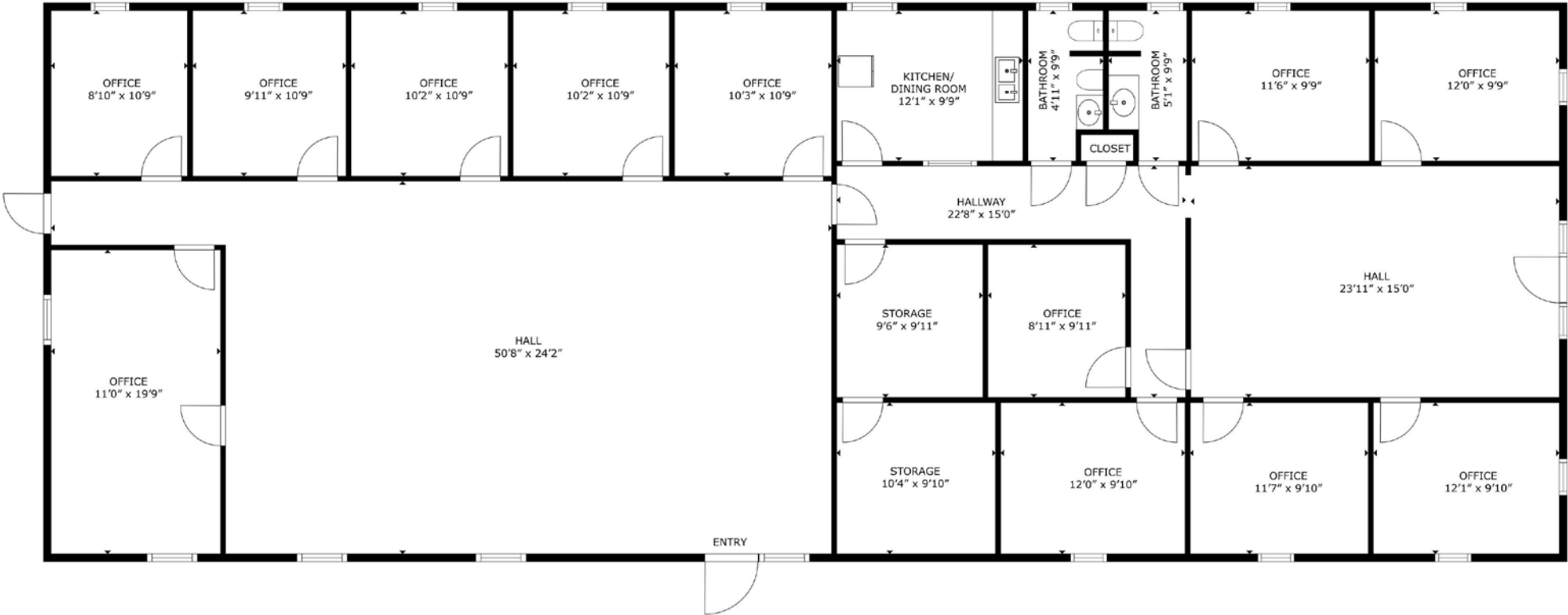
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	6,488	30,208	47,957
Avg. Household Income	\$65,737	\$67,354	\$77,114
Median Household Income	\$50,302	\$50,533	\$57,312
Households	2,750	12,363	19,290
Daytime Employees	5,339	25,153	30,627

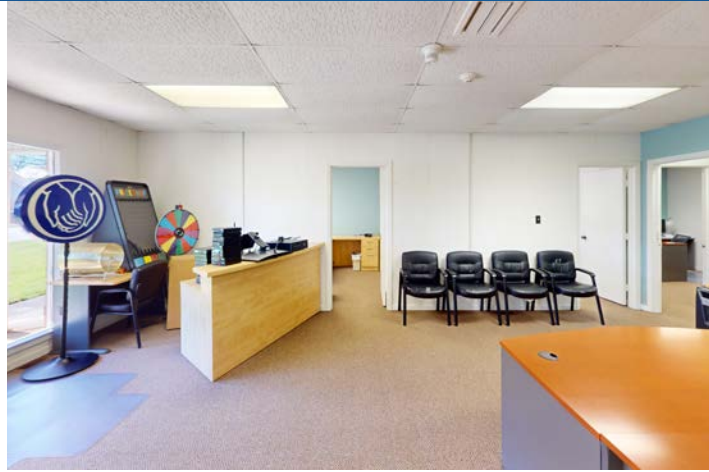
Available

+/- 3,700 SF

 Virtual Tour



Interior Photos







Downtown Statesville



Stockton St

64

21

Sullivan Rd

10,500 VPD

Davie Ave

Site

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.