

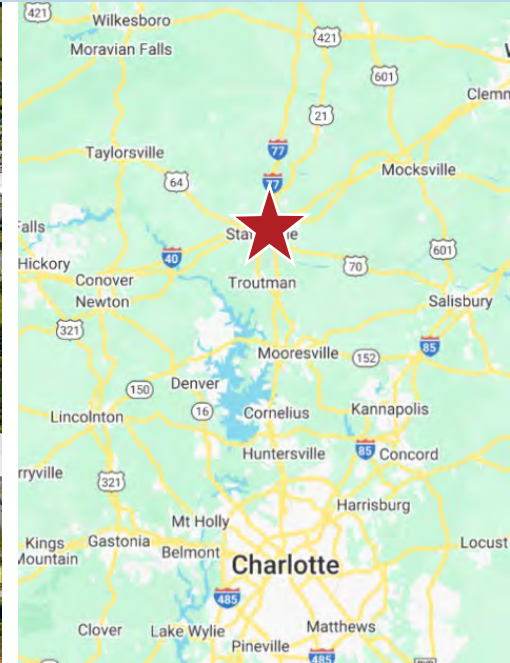
GATEWAY AT BROAD

STATESVILLE, NC 28625

NOW PRE-LEASING

NS New South
Properties
NEWSOUTHPROP.COM

±30,000 SF RETAIL & OUTPARCELS AVAILABLE



PROPERTY INFORMATION:

- **ANNOUNCING:** Gateway at Broad — Mixed-Use Retail Development Under Construction in Statesville, NC
- Proposed ±160,000 SF power center
- **NOW PRE-LEASING** ±30,000 SF of retail shop space and outparcels
- Strategically located at I-77 & Broad Street with strong interstate visibility
- Full signalized access at the recently redesigned Exit 50 (Broad Street)
- Convenient connectivity to the I-40/I-77 interchange

DEMOGRAPHICS (2026):



POPULATION

10 Mile: 92,122
30 Min DT: 212,352
Trade Area: 343,282



AVG. HH INCOME

10 Mile: \$91,706
30 Min DT: \$110,145
Trade Area: \$85,349



DAYTIME POPULATION

10 Mile: 66,767
30 Min DT: 161,524
Trade Area: 253,027

BROKER CONTACT:

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SITE AERIAL

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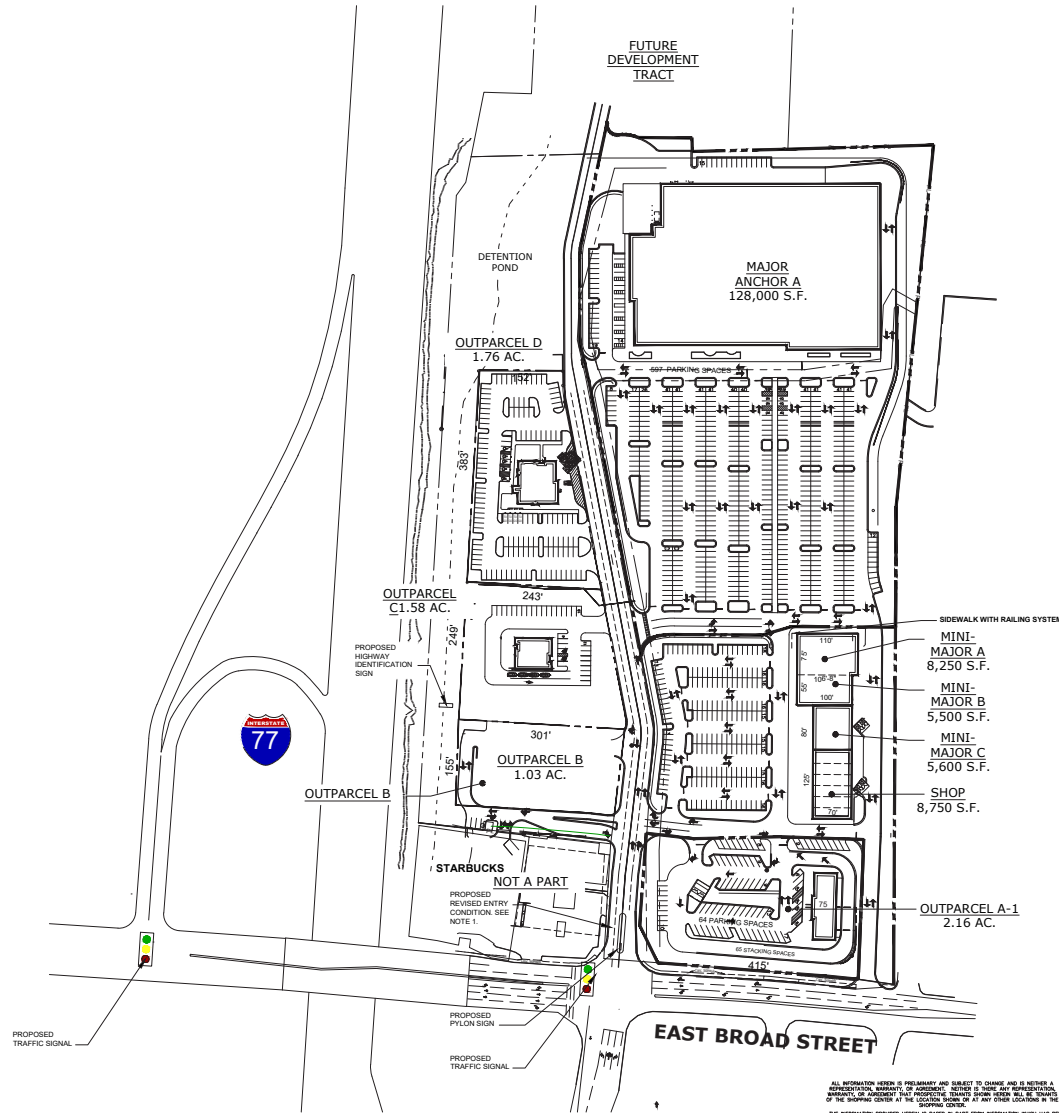


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STATESVILLE, NC 28625

SITE PLAN

± 30,000 SF RETAIL & OUTPARCELS AVAILABLE



SITE DATA

MAJOR ANCHOR TRACT	11.35 ACRES
SHOPPING CENTER TRACT	8.28 ACRES
FUTURE DEVELOPMENT	14.09 ACRES
OUTPARCEL A	2.16 ACRES
OUTPARCEL B	1.03 ACRES
OUTPARCEL C	1.58 ACRES
OUTPARCEL D	1.76 ACRES
TOTAL	40.25 ACRES

BUILDING DATA

MAJOR ANCHOR A	128,000	S.F.
MINI-MAJOR A	8,250	S.F.
MINI-MAJOR B	5,500	S.F.
MINI-MAJOR C	5,600	S.F.
SHOPS	8,750	S.F.
TOTAL	156,150	S.F.

PARKING DATA

PARKING PROVIDED	781 SPACES
PARKING REQUIRED	
@ 4.5 SPACES PER 1000 S.F.	702 SPACES



SITE PLAN

SCALE: 1" = 100'-0"



SP-15

SITE PLAN

STATESVILLE, NORTH CAROLINA

DRAWING PREPARED AUGUST 18, 2026

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MARKET AERIAL

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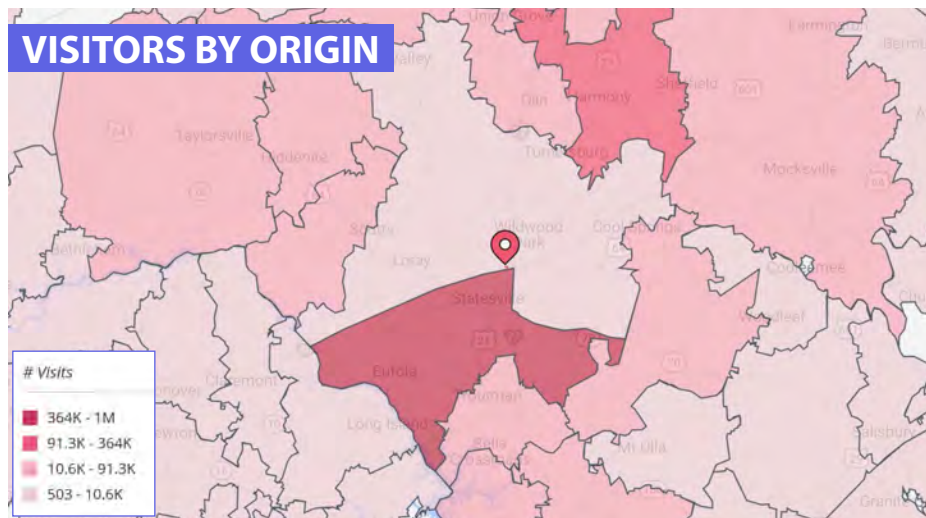
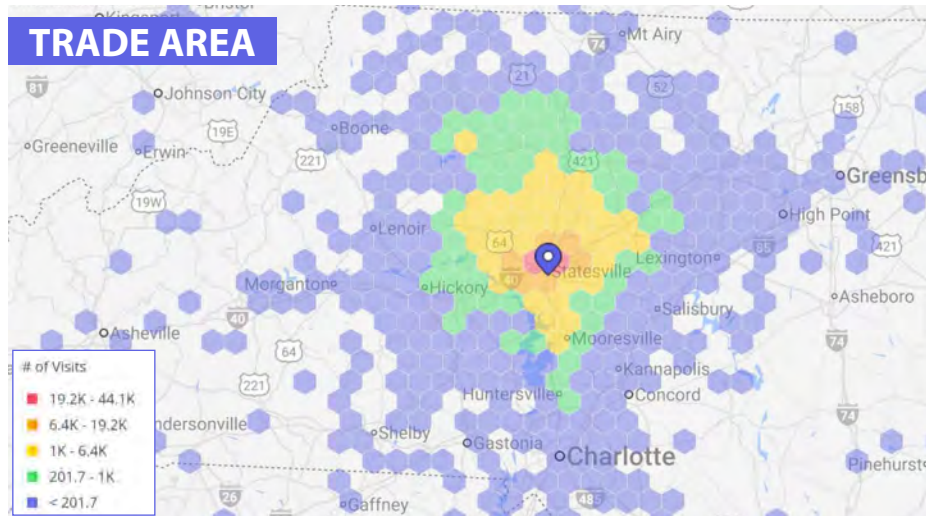
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DEMOGRAPHICS

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POPULATION	TRADE AREA	30 MIN DT	10 MILE
2025 Estimated Population	343,282	212,352	92,122
2030 Projected Population	359,936	235,431	102,362
HOUSEHOLD INCOME			
2025 Estimated Average Household Income	\$85,349	\$110,145	\$91,706
2025 Estimated Median Household Income	\$64,787	\$82,142	\$69,260
EDUCATION			
2025 Estimated Some College or Higher	53.0%	63.4%	57.1%
DAYTIME DEMOGRAPHICS			
2025 Estimated Daytime Population	253,027	161,524	66,767



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MARKET OVERVIEW

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4.2%

Unemployment
Rate



I-540

Easy
Access



45 MIN

From
Charlotte



I-77

Interstate
Access



\$85K+

Avg. HH
Income



STRONG

Growth
Market

A PREMIER MARKET FOR GROWTH & INVESTMENT

Located at the crossroads of I-77 and I-40, Statesville offers strong regional connectivity, a diverse economy, and continued growth within the Charlotte metropolitan area, making it an attractive destination for businesses and residents alike.

STATESVILLE AREA RETAILERS



GATEWAY AT BROAD

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MARKET OVERVIEW

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1ST

Largest City
in North Carolina



#1

Fastest Growing
City in the U.S.



2ND

Largest Banking
Hub in the U.S.



2ND

Largest City
in the Southeast



5TH

Busiest Airport
in the U.S.



15TH

Largest Population
in the U.S.

CHARLOTTE FORTUNE 500

TRUIST 

Bank of America


 DUKE
ENERGY

 Sealed Air

 Albemarle

 Sonic
Automotive

NUCOR

Honeywell

A PREMIER MARKET FOR GROWTH & INVESTMENT

Charlotte continues to attract national tenants and institutional capital, driven by strong population growth, a diverse economy, and a business-friendly environment.

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