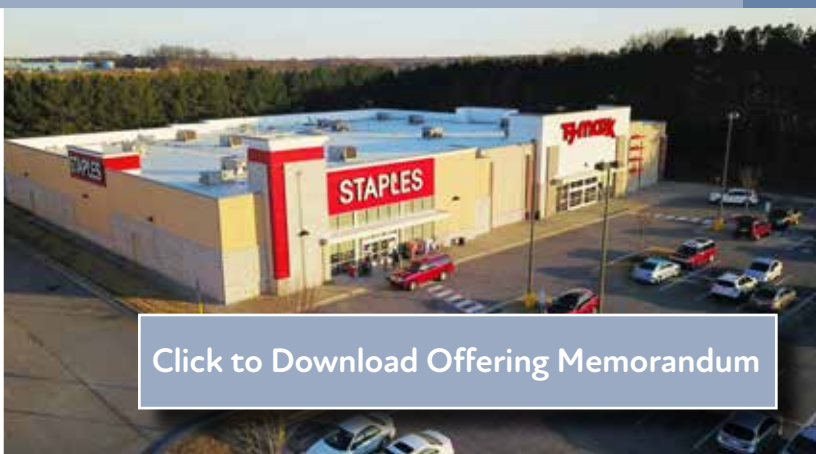




FOURTH CREEK LANDING

INVESTMENT OPPORTUNITY



[Click to Download Offering Memorandum](#)

214 TURNERSBURG HWY, STATESVILLE, NC 28625 | CHARLOTTE MSA

- **Central/Dominant Location:** Primary retail node in Statesville, near the convergence of I-77 & I-40.
- **Co-Tenancy & Outparcel Quality:** Property is adjacent to The Home Depot and surrounded by Walmart, Hobby Lobby, Publix, and other national tenants, with Chick-fil-A at front door of site.
- **High-Quality Trade Area Demos:** Average Household Incomes Exceed \$71,000 within 1 mile of property.
- **Diverse Business Nearby:** 300+ manufacturers, Lowe's HQ, 3 hospitals, and thriving hospitality industry in Iredell County.
- **Queen City = Boomtown!** Dubbed the Banking Capital of the South, the Charlotte MSA enjoys all the advantages of the Sunbelt and is experiencing tremendous job growth.








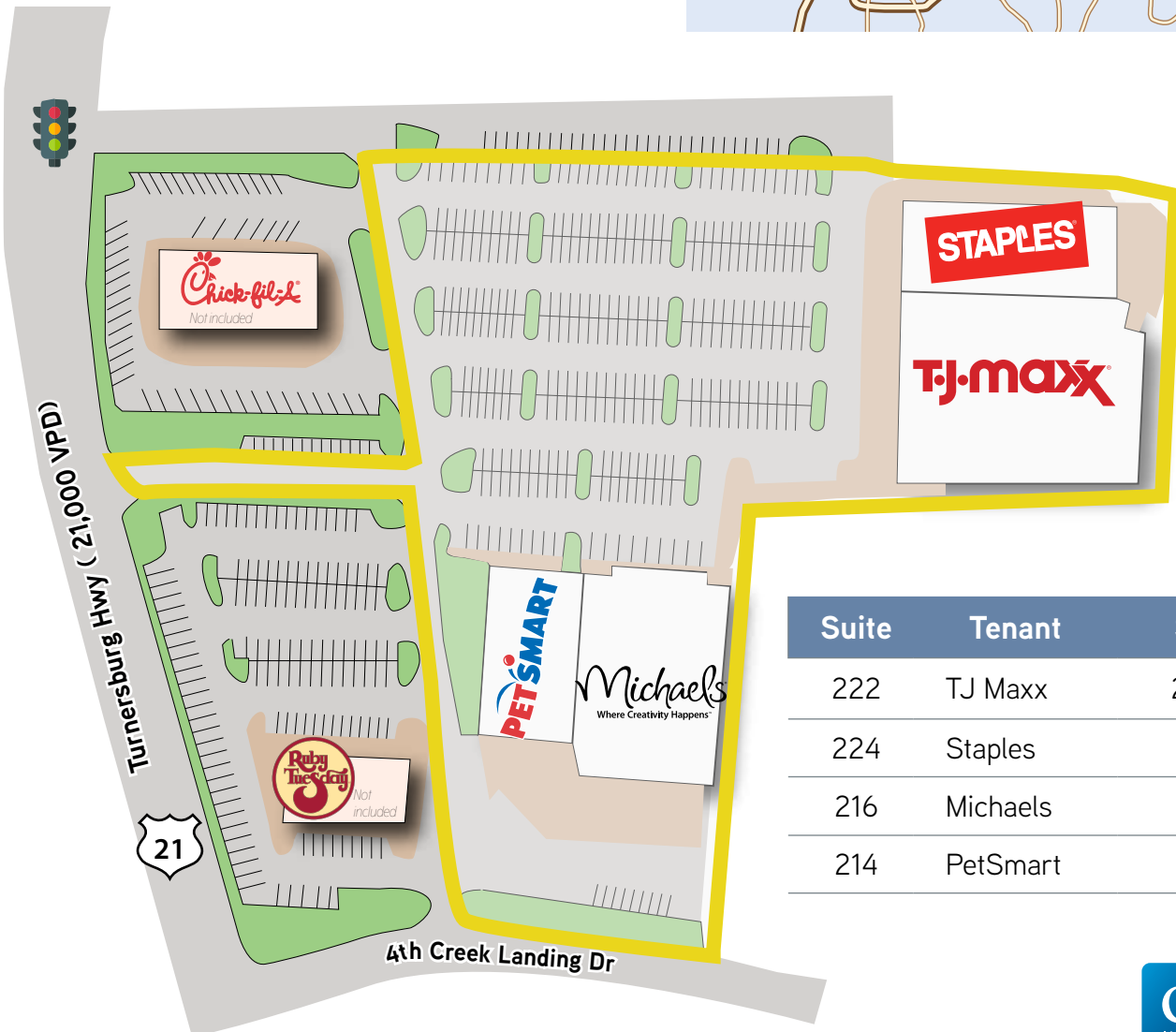
TONY D'AMBROSIO
Senior Vice President
(404) 574-1048
tony.dambrosio@colliers.com

JOE MONTGOMERY
Executive Managing Director
(404) 574-1029
joe.montgomery@colliers.com

FOURTH CREEK LANDING

214 TURNERSBURG HIGHWAY
STATESVILLE, NC 28625

	ADDRESS:	214 Turnersburg Hwy Statesville, NC 28625
	SIZE:	67,547 ± sf 13.58 ± acres
	YEAR BUILT/ RENOVATED:	2012
	OCCUPANCY:	100%
	NOI:	\$735,209



Suite	Tenant	SF
222	TJ Maxx	23,600
224	Staples	15,764
216	Michaels	14,293
214	PetSmart	13,890