

CROSSROADS SHOPPING CENTER

1002-1116 CROSSROADS DRIVE
STATESVILLE, NC 28625

35.810440, -80.873180

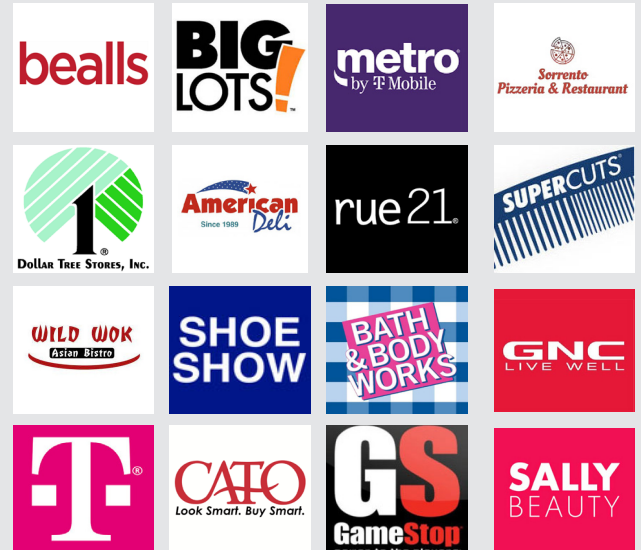


SIZE : 117,224 SF

PROPERTY FEATURES

- 840 SF space available
- 10,702 SF outparcel pad available with I-40 signage visibility
- Top performing Big Lots ranking 93% nationally
- Prime retail corridor with abundance of national restaurants and regional draws
- Well established anchors with 24 year average tenure
- Shadow-anchored by Walmart Supercenter, pulling from a 20+ mile radius
- Electric charging stations available
- Traffic Counts: I-77 (64,000 VPD) | I-40 (63,000 VPD) | US HWY 21 (30,500 VPD)

CO-TENANTS



DEMOGRAPHICS – 2022	1 MILE	3 MILES	5 MILES
Estimated Population	3,522	29,124	47,702
Average Household Income	\$73,654	\$62,846	\$66,779
Households	1,492	11,844	18,877

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 MANAGEMENT GROUP
 Innovative Retail Property Solutions

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UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
01	Wild Wok	2,000	09B-12	Rue 21	7,200	23-24	Bath & Body Works	3,359
02	Sorrento Pizzeria	3,200	13	Tobacco & Vape	1,175	25	GNC	1,500
03	T-Mobile	2,400	14A	Intouch Smartphones	1,200	26	GameStop	1,500
04	Big Lots	33,000	14B	Metro by T-Mobile	1,200	27	CosmoProf	3,000
05	Dollar Tree	8,450	15	PeoplesShare	1,200	28	Cato	1,400
06	AVAILABLE	840	16	Supercuts	1,200	30	Liberty Tax	1,400
07	US Nail Spa	1,100	17	Bealls	22,800	30A	Sally Beauty	1,600
08	Only Threading	745	19-21	Shoe Show	7,725	OP1	Cash Points	
09	American Deli	2,030	22	Stars Wireless	1,200			



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