



Edmiston Property

705 Gaither Road, Statesville, NC 28625

Equity
Commercial
Properties

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Equity Commercial Properties
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Edmiston Property

\$1,099,998

4.6 Acres in Statesville's major retail growth area, I-40 and US 21. New road improvements have brought in Publix, Ithop, Zaxby's, Wendy's, Starbuck's, Ingle's Superstore, Lidl's (under contract), in addition to the well established big box retailers, shops and restaurant chains. This 4.6 acres is adjacent to 3 acres that just sold for a new Fairfield inn. GREAT DEVELOPMENT OPPORTUNITY !!! \$239,130 per acre. All utilities, Zoned B-5 Hwy Business.

For more information visit:
<http://www.crelisting.net/BQ97FdG3w/?StepID=107>



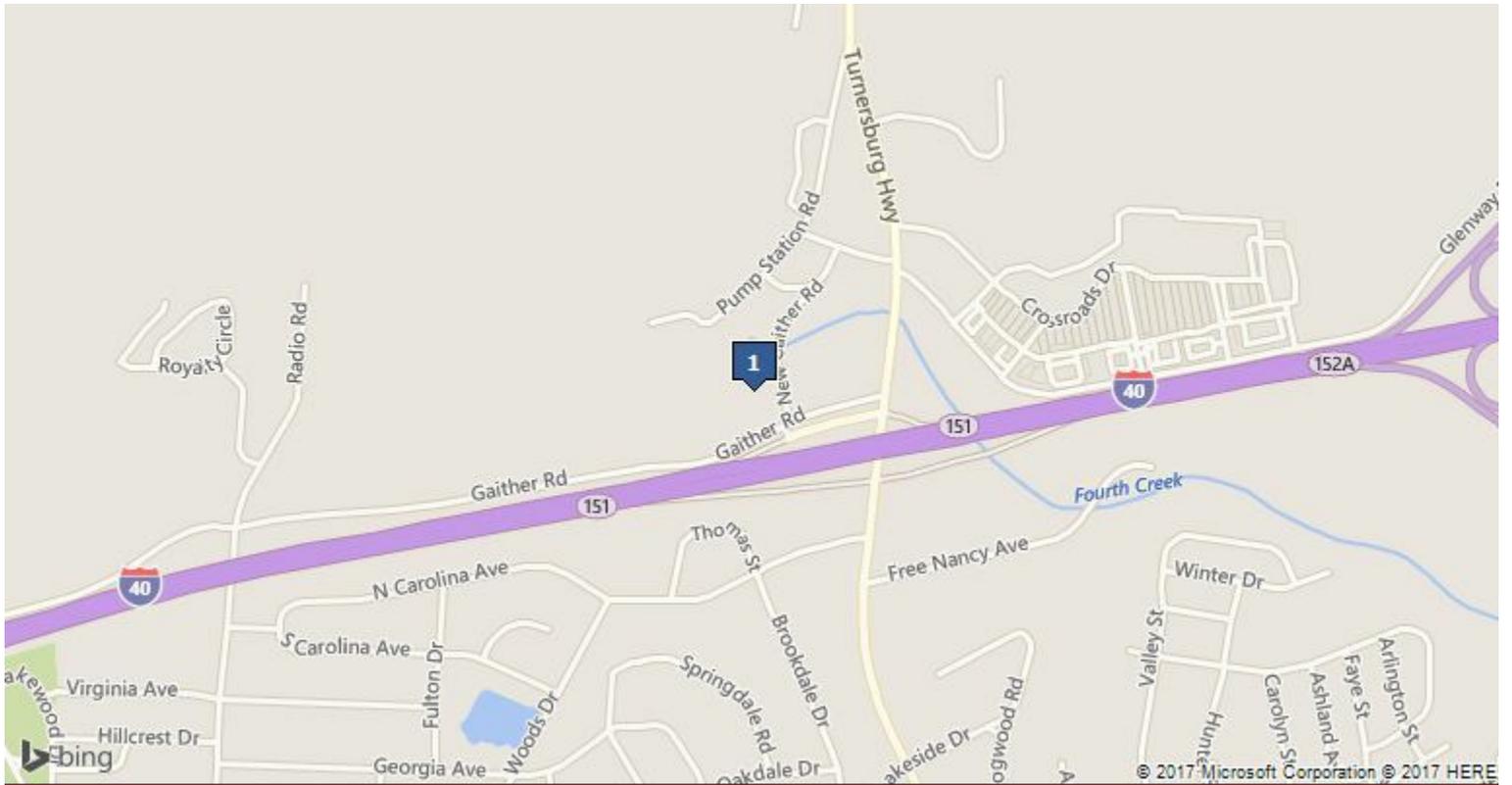
Price:	\$1,099,998
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Property Use Type:	Vacant/Owner-User
Features:	Electricity/Power, Irrigation, Water, Telephone, Cable, Gas/Propane



\$1,099,997.98

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Lot Size	4.60 AC
Price/AC	\$239,130
Lot Type	Commercial/Other (land)
Commission Split	3%



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INTERSTATE LOCATION I-40 STATESVILLE'S MAJOR RETAIL AREA UNDERGOING NEW GROWTH SPURT AS MAJOR ROADS IMPROVEMENTS ARE NEARING COMPLETION.



Property Photos



Property Photos



Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,420	12,762	19,994
2015 Female Population	1,726	14,107	21,582
% 2015 Male Population	45.14%	47.50%	48.09%
% 2015 Female Population	54.86%	52.50%	51.91%
2015 Total Population: Adult	2,544	20,817	32,182
2015 Total Daytime Population	4,462	39,849	59,403
2015 Total Employees	2,325	23,642	34,337
2015 Total Population: Median Age	45	39	40
2015 Total Population: Adult Median Age	54	50	50
2015 Total population: Under 5 years	176	1,708	2,578
2015 Total population: 5 to 9 years	173	1,657	2,567
2015 Total population: 10 to 14 years	144	1,717	2,688
2015 Total population: 15 to 19 years	176	1,676	2,610
2015 Total population: 20 to 24 years	215	2,037	3,028
2015 Total population: 25 to 29 years	186	1,732	2,510
2015 Total population: 30 to 34 years	158	1,615	2,489
2015 Total population: 35 to 39 years	173	1,459	2,289
2015 Total population: 40 to 44 years	182	1,684	2,681
2015 Total population: 45 to 49 years	164	1,668	2,688
2015 Total population: 50 to 54 years	224	1,924	3,029
2015 Total population: 55 to 59 years	207	1,740	2,792
2015 Total population: 60 to 64 years	174	1,532	2,463
2015 Total population: 65 to 69 years	204	1,370	2,273
2015 Total population: 70 to 74 years	152	1,068	1,688
2015 Total population: 75 to 79 years	162	909	1,355
2015 Total population: 80 to 84 years	146	704	976
2015 Total population: 85 years and over	130	669	872
% 2015 Total population: Under 5 years	5.59%	6.36%	6.20%
% 2015 Total population: 5 to 9 years	5.50%	6.17%	6.17%
% 2015 Total population: 10 to 14 years	4.58%	6.39%	6.47%
% 2015 Total population: 15 to 19 years	5.59%	6.24%	6.28%
% 2015 Total population: 20 to 24 years	6.83%	7.58%	7.28%
% 2015 Total population: 25 to 29 years	5.91%	6.45%	6.04%
% 2015 Total population: 30 to 34 years	5.02%	6.01%	5.99%
% 2015 Total population: 35 to 39 years	5.50%	5.43%	5.51%
% 2015 Total population: 40 to 44 years	5.79%	6.27%	6.45%
% 2015 Total population: 45 to 49 years	5.21%	6.21%	6.47%
% 2015 Total population: 50 to 54 years	7.12%	7.16%	7.29%
% 2015 Total population: 55 to 59 years	6.58%	6.48%	6.72%
% 2015 Total population: 60 to 64 years	5.53%	5.70%	5.92%
% 2015 Total population: 65 to 69 years	6.48%	5.10%	5.47%
% 2015 Total population: 70 to 74 years	4.83%	3.97%	4.06%
% 2015 Total population: 75 to 79 years	5.15%	3.38%	3.26%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	4.64%	2.62%	2.35%
% 2015 Total population: 85 years and over	4.13%	2.49%	2.10%
2015 White alone	2,114	15,317	26,348
2015 Black or African American alone	692	8,468	10,714
2015 American Indian and Alaska Native alone	8	92	132
2015 Asian alone	28	627	906
2015 Native Hawaiian and OPI alone	7	9	11
2015 Some Other Race alone	236	1,681	2,492
2015 Two or More Races alone	61	675	973
2015 Hispanic	394	3,109	4,629
2015 Not Hispanic	2,752	23,760	36,947
% 2015 White alone	67.20%	57.01%	63.37%
% 2015 Black or African American alone	22.00%	31.52%	25.77%
% 2015 American Indian and Alaska Native alone	0.25%	0.34%	0.32%
% 2015 Asian alone	0.89%	2.33%	2.18%
% 2015 Native Hawaiian and OPI alone	0.22%	0.03%	0.03%
% 2015 Some Other Race alone	7.50%	6.26%	5.99%
% 2015 Two or More Races alone	1.94%	2.51%	2.34%
% 2015 Hispanic	12.52%	11.57%	11.13%
% 2015 Not Hispanic	87.48%	88.43%	88.87%
2015 Not Hispanic: White alone	1,992	15,161	24,939
2015 Not Hispanic: Black or African American alone	376	7,003	9,214
2015 Not Hispanic: American Indian and Alaska Native alone	4	39	64
2015 Not Hispanic: Asian alone	49	632	795
2015 Not Hispanic: Native Hawaiian and OPI alone	2	4	4
2015 Not Hispanic: Some Other Race alone	2	31	44
2015 Not Hispanic: Two or More Races	24	215	332
% 2015 Not Hispanic: White alone	76.29%	61.68%	66.12%
% 2015 Not Hispanic: Black or African American alone	14.40%	28.49%	24.43%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.15%	0.16%	0.17%
% 2015 Not Hispanic: Asian alone	1.88%	2.57%	2.11%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.08%	0.02%	0.01%
% 2015 Not Hispanic: Some Other Race alone	0.08%	0.13%	0.12%
% 2015 Not Hispanic: Two or More Races	0.92%	0.87%	0.88%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	3,146	26,869	41,576
2015 Households	1,312	10,895	16,500

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	159	337	672
Household Change 2010-2015	64	107	231
% Population Change 2010-2015	5.32%	1.27%	1.64%
% Household Change 2010-2015	5.13%	0.99%	1.42%
Population Change 2000-2015	535	2,287	3,861
Household Change 2000-2015	198	1,027	1,633
% Population Change 2000 to 2015	20.49%	9.30%	10.24%
% Household Change 2000 to 2015	17.77%	10.41%	10.98%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,206	10,561	15,874
2015 Occupied Housing Units	1,114	9,868	14,867
2015 Owner Occupied Housing Units	765	5,725	9,629
2015 Renter Occupied Housing Units	349	4,143	5,238
2015 Vacant Housings Units	92	693	1,006
% 2015 Occupied Housing Units	92.37%	93.44%	93.66%
% 2015 Owner occupied housing units	68.67%	58.02%	64.77%
% 2015 Renter occupied housing units	31.33%	41.98%	35.23%
% 2000 Vacant housing units	7.63%	6.56%	6.34%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$40,249	\$38,602	\$39,912
2015 Household Income: Average	\$52,151	\$51,731	\$53,062
2015 Per Capita Income	\$22,823	\$21,602	\$21,511
2015 Household income: Less than \$10,000	119	1,127	1,631
2015 Household income: \$10,000 to \$14,999	111	950	1,350
2015 Household income: \$15,000 to \$19,999	78	745	1,080
2015 Household income: \$20,000 to \$24,999	93	757	1,111
2015 Household income: \$25,000 to \$29,999	87	755	1,131
2015 Household income: \$30,000 to \$34,999	70	625	933
2015 Household income: \$35,000 to \$39,999	95	678	1,032
2015 Household income: \$40,000 to \$44,999	60	480	769
2015 Household income: \$45,000 to \$49,999	88	645	984
2015 Household income: \$50,000 to \$59,999	116	911	1,440
2015 Household income: \$60,000 to \$74,999	116	994	1,512
2015 Household income: \$75,000 to \$99,999	134	1,159	1,829
2015 Household income: \$100,000 to \$124,999	84	549	862
2015 Household income: \$125,000 to \$149,999	27	187	286
2015 Household income: \$150,000 to \$199,999	17	138	246
2015 Household income: \$200,000 or more	17	195	304
% 2015 Household income: Less than \$10,000	9.07%	10.34%	9.88%
% 2015 Household income: \$10,000 to \$14,999	8.46%	8.72%	8.18%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	5.95%	6.84%	6.55%
% 2015 Household income: \$20,000 to \$24,999	7.09%	6.95%	6.73%
% 2015 Household income: \$25,000 to \$29,999	6.63%	6.93%	6.85%
% 2015 Household income: \$30,000 to \$34,999	5.34%	5.74%	5.65%
% 2015 Household income: \$35,000 to \$39,999	7.24%	6.22%	6.25%
% 2015 Household income: \$40,000 to \$44,999	4.57%	4.41%	4.66%
% 2015 Household income: \$45,000 to \$49,999	6.71%	5.92%	5.96%
% 2015 Household income: \$50,000 to \$59,999	8.84%	8.36%	8.73%
% 2015 Household income: \$60,000 to \$74,999	8.84%	9.12%	9.16%
% 2015 Household income: \$75,000 to \$99,999	10.21%	10.64%	11.08%
% 2015 Household income: \$100,000 to \$124,999	6.40%	5.04%	5.22%
% 2015 Household income: \$125,000 to \$149,999	2.06%	1.72%	1.73%
% 2015 Household income: \$150,000 to \$199,999	1.30%	1.27%	1.49%
% 2015 Household income: \$200,000 or more	1.30%	1.79%	1.84%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$328,673	\$2,740,252	\$4,185,963
2015 Jewelry stores	\$117,788	\$983,619	\$1,506,028
2015 Mens clothing stores	\$388,444	\$3,213,390	\$4,919,909
2015 Shoe stores	\$392,099	\$3,244,273	\$4,969,777
2015 Womens clothing stores	\$675,411	\$5,535,474	\$8,495,601
2015 Automobile dealers	\$5,230,163	\$42,745,234	\$65,891,137
2015 Automotive parts and accessories stores	\$1,040,210	\$8,510,479	\$13,096,657
2015 Other motor vehicle dealers	\$154,288	\$1,270,415	\$1,957,200
2015 Tire dealers	\$466,134	\$3,810,340	\$5,863,650
2015 Hardware stores	\$20,851	\$168,139	\$262,770
2015 Home centers	\$214,495	\$1,741,605	\$2,719,847
2015 Nursery and garden centers	\$264,622	\$2,137,270	\$3,328,378
2015 Outdoor power equipment stores	\$120,445	\$971,944	\$1,511,290
2015 Paint andwallpaper stores	\$24,932	\$201,700	\$315,205
2015 Appliance, television, and other electronics stores	\$705,514	\$5,763,383	\$8,907,246
2015 Camera andphotographic supplies stores	\$52,204	\$426,048	\$657,957
2015 Computer andsoftware stores	\$1,966,387	\$16,168,845	\$24,764,640
2015 Beer, wine, and liquor stores	\$333,655	\$2,747,910	\$4,210,406
2015 Convenience stores	\$1,479,885	\$12,271,332	\$18,730,697
2015 Restaurant Expenditures	\$1,380,825	\$11,340,472	\$17,435,303
2015 Supermarkets and other grocery (except convenience) stores	\$5,578,047	\$45,931,714	\$70,303,757
2015 Furniture stores	\$489,916	\$4,026,760	\$6,202,050
2015 Home furnishings stores	\$1,766,906	\$14,427,194	\$22,242,640
2015 General merchandise stores	\$9,131,064	\$74,574,014	\$115,015,259
2015 Gasoline stations with convenience stores	\$4,716,175	\$38,818,233	\$59,524,548
2015 Other gasoline stations	\$3,411,865	\$28,006,753	\$43,014,394
2015 Department stores (excl leased depts)	\$9,013,276	\$73,590,395	\$113,509,231
2015 General merchandise stores	\$9,131,064	\$74,574,014	\$115,015,259
2015 Other health and personal care stores	\$357,228	\$2,911,409	\$4,480,535

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$1,469,696	\$11,965,610	\$18,399,181
2015 Pet and pet supplies stores	\$395,019	\$3,223,330	\$4,973,570
2015 Book, periodical, and music stores	\$59,484	\$485,031	\$748,105
2015 Hobby, toy, and game stores	\$166,728	\$1,379,302	\$2,120,700
2015 Musical instrument and supplies stores	\$16,005	\$132,706	\$204,539
2015 Sewing, needlework, and piece goods stores	\$31,804	\$258,164	\$397,583
2015 Sporting goods stores	\$158,285	\$1,288,903	\$1,987,892