



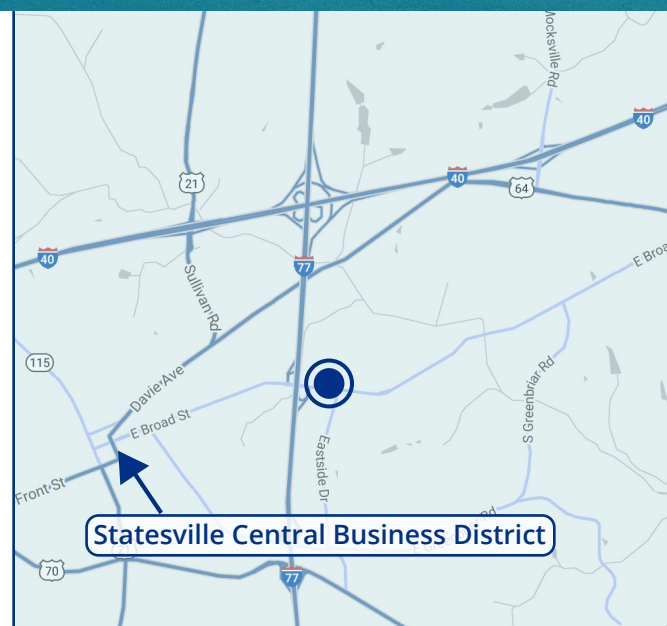
## OVERVIEW OF THE SPACE

This 2,840 SF freestanding restaurant space sits on approximately 0.9 acres, and features 50 onsite parking spaces.

The property offers peak visibility with two curb cuts on Broad Street, and cross-access to Broad Street Shopping Center.

Built in 2002 for Burger King, the building comes equipped with a fully functional drive through lane including order and pick-up windows.

Burger King is currently in occupancy with a Lease Expiration of May 23, 2022.



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## AREA HIGHLIGHTS

- Statesville is the county seat of Iredell County, located at the intersection of I-77, I-40 and US 70.
- The property is located at the interchange of I-77 and Broad Street, the road that serves the CBD, County and Municipal offices.
- Directly across from the city's only mall, with 20,000 AADT on E Broad Street and 68,000 AADT on I-77.
- The first fast food accessible from I-77 off of Exit 50. Outpositions the nearby Starbucks, Bojangles, Taco Bell, Dunkin, Wendy's and Arby's.

**Contact  
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**LOCATION AERIAL**



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