

# Former Shoney's

114 Turnersburg Hwy, Statesville, NC 28625



## Price:

**\$1,400,000 PIN SITE** at the interchange of I-40 and US 21 in Statesville's main retail area. PUBLIX and SUPER INGLES have just completed construction in this rapidly expanding retail area where road improvements have been completed to create better traffic flow at this busy interchange. +/- 1.7 ACRES, at the westbound I-40 off ramp, and an immediate right into the property. This was formerly a Shoney's and the approximately 5,000 sq. ft. building is still in good condition, and could be renovated for the right user. 2014 Dot Traffic Counts show 58,000 cars per day on I-40 and 28,000 cars per day on US 21 in front of the site. Great location for RESTAURANT or other retail use needing high interstate visibility and quick access.

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Price:	\$1,400,000
Property Type:	Retail
Building Class:	C
Sale Type:	Owner User
Lot Size:	1.70 AC
Gross Leasable Area:	5,000 SF
Year Built:	1965
Tenancy:	Single
Zoning Description:	B4
APN / Parcel ID:	4745-44-1407.000
Walk Score ®:	44 (Car-Dependent)

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**Equity Commercial  
Properties**

114 Morlake Dr

Mooresville, NC 28117



# Former Shoney's

114 Turnersburg Hwy, Statesville, NC 28625

## Property Photos



Building Photo



Side View

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## Property Photos



Side View, room for Drive Thru



DOT Plan, Diamond Divergent Interchange for US 21 under I-40 which is being expanded to 6 lanes.

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## Property Photos



Right at West Bound off Ramp



Relative to I-40

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## Property Photos



Road Improvements nearing completion

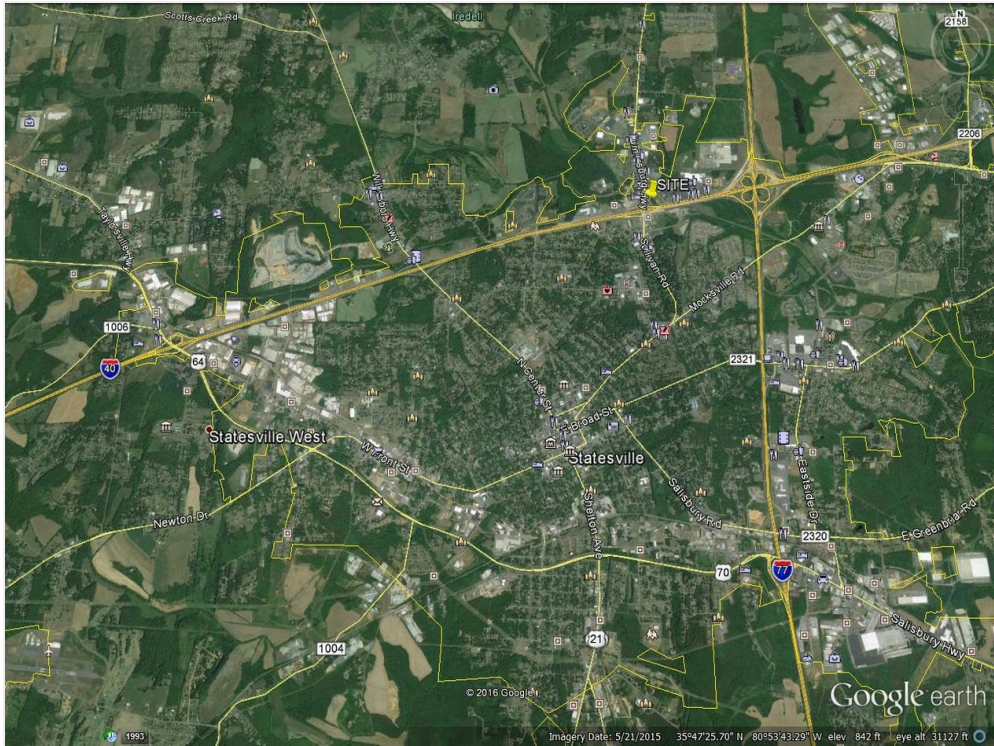


2 Acres Before Road Improvements

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## Property Photos



Great Location for Interstate Travellers



Statesville's Main Retail Area

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Building Photo



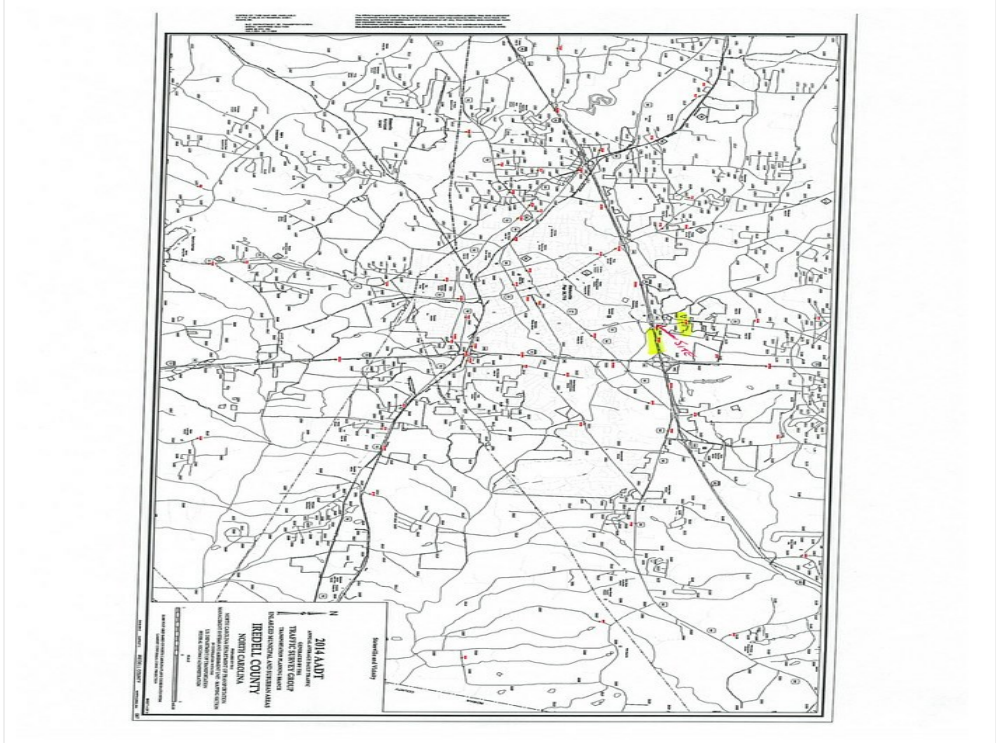
Building Photo



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## Property Photos



Other



Other

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## Property Photos



Other



Other

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## Property Photos



Other



Plat Map

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## Location

