



Signal Hill Mall Redevelopment

LOCATED IN STATESVILLE NC



Signal Hill Mall Redevelopment

VISION



Konover South is excited to continue its expansion throughout the Carolinas with a new retail development in Statesville.

Strategically located on the northeast corner of Interstate 77 and East Broad Street, the 36.5-acre project will transform an outdated mall site into a modern retail destination designed to serve the community for decades to come.

The property offers exceptional accessibility with convenient connections to historic downtown Statesville, direct north-south access via I-77, and immediate connectivity to surrounding residential neighborhoods along East Broad Street. Adjacent to the development, an additional retail project anchored by a Super Target is currently underway and will feature cross-access between the properties, further strengthening the area as a major retail destination.

Positioned to become the dominant retail corridor between Interstate 40 to the north and U.S. Route 70 to the south, the development is planned to accommodate a diverse mix of uses including grocers, wholesale clubs, large-format retailers, furniture stores, soft goods retailers, restaurants, coffee concepts, specialty retail, and a wide range of service-oriented commercial uses.



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OVERALL SITE PLAN









TOTAL SITE AREA 36.5 Acres
I-77 & East Broad Street
Regional Retail Redevelopment



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DEMOGRAPHICS

DEMOGRAPHICS

	 POPULATION	 MEDIAN AGE	 HOUSEHOLDS	 AHI	 BUSINESSES	 EMPLOYEES
1 MILE	5,987	36	2,516	\$69,966	363	2,980
3 MILE	28,685	38	11,705	\$80,919	1,947	22,067
5 MILE	47,516	39	19,125	\$88,181	2,441	28,826

Estimated 2026. This information was provided from government and private sources deemed to be reliable; however, it is provided without representation or warranty.

TRAFFIC COUNTS



75,000
I-77

15,800
Broad Street

43,000
I-40

HIGHLIGHTS

- Strategic redevelopment of an outdated mall site into a modern 33-acre retail destination in Statesville
- Prime location at the northeast corner of I-77 and East Broad Street with exceptional regional accessibility
- Adjacent to a new Super Target-anchored retail development with cross-access connectivity
- Positioned to become the dominant retail corridor between I-40 and U.S. Route 70
- Direct access to historic downtown Statesville and surrounding residential growth areas
- Ideally suited for grocers, wholesale clubs, large-format retail, restaurants, coffee concepts, furniture, soft goods, and specialty retail uses

IDEALLY SUITED FOR:

- Grocers
- Wholesale Clubs
- Large Format Retail
- Furniture
- Restaurants
- Coffee Concepts
- Specialty Retail
- Services



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AERIAL MAP



Convenient connections to historic downtown Statesville, direct north-south access via I-77, and immediate connectivity to surrounding residential neighborhoods along East Broad Street.





SIGNAL HILL MALL REDEVELOPMENT

Development. Leasing. Management.

Since 1957

Built on a legacy of family tradition spanning three generations, Deerfield Beach, Florida-based Konover South, LLC, continues the successful track record of The Simon Konover Organization.

Konover South is a fully integrated real estate organization recognized as one of the premier real estate entities operating throughout the Southeastern United States. Established over 60 years ago, Konover South excels in real estate development, property acquisition, asset management, property management, leasing, construction and ownership.

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