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600 Queens Rd, Charlotte, NC 28207

Available

Retail For Lease

Outparcels For Lease or Sale



Mooreville Town Square

At the corner of Brawley School Rd and Williamson Rd
Mooreville, NC





LOCATION

Mooreville Town Square is located along Brawley School Road and Williamson Road in Mooresville, NC. This intersection is one of the most heavily traveled in all of Mooresville with traffic counts at 25,000 cars per day on Williamson Road and 26,000 cars per day on Brawley School Road. Right off of I-77 with direct access from exit 35, this location has premium signage visibility and has easy access to high-income Lake Norman communities which have numerous household incomes surmounting \$100,000.

SITE ATTRIBUTES

- 122,117 SF Lifestyle Retail Center plus Outparcels
- Total SF Available: 20,936 SF
- Outparcels total 3.66 Acres for Future Development or BTS
- Lease Rate: \$22-23/SF NNN
- New Access From Exit 35 on I-77

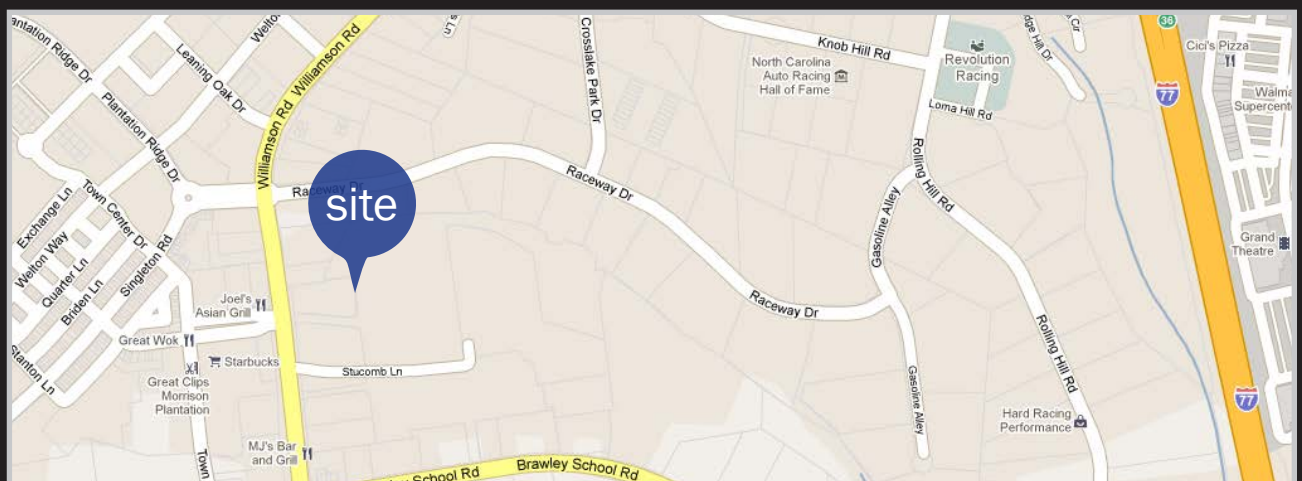


LOWES FOODS RENOVATION: Lowes Foods recently underwent a nearly \$5MM renovation on their Mooresville Town Square store that now promotes locally sourced goods and includes a new bakery, smokehouse and wine bar.

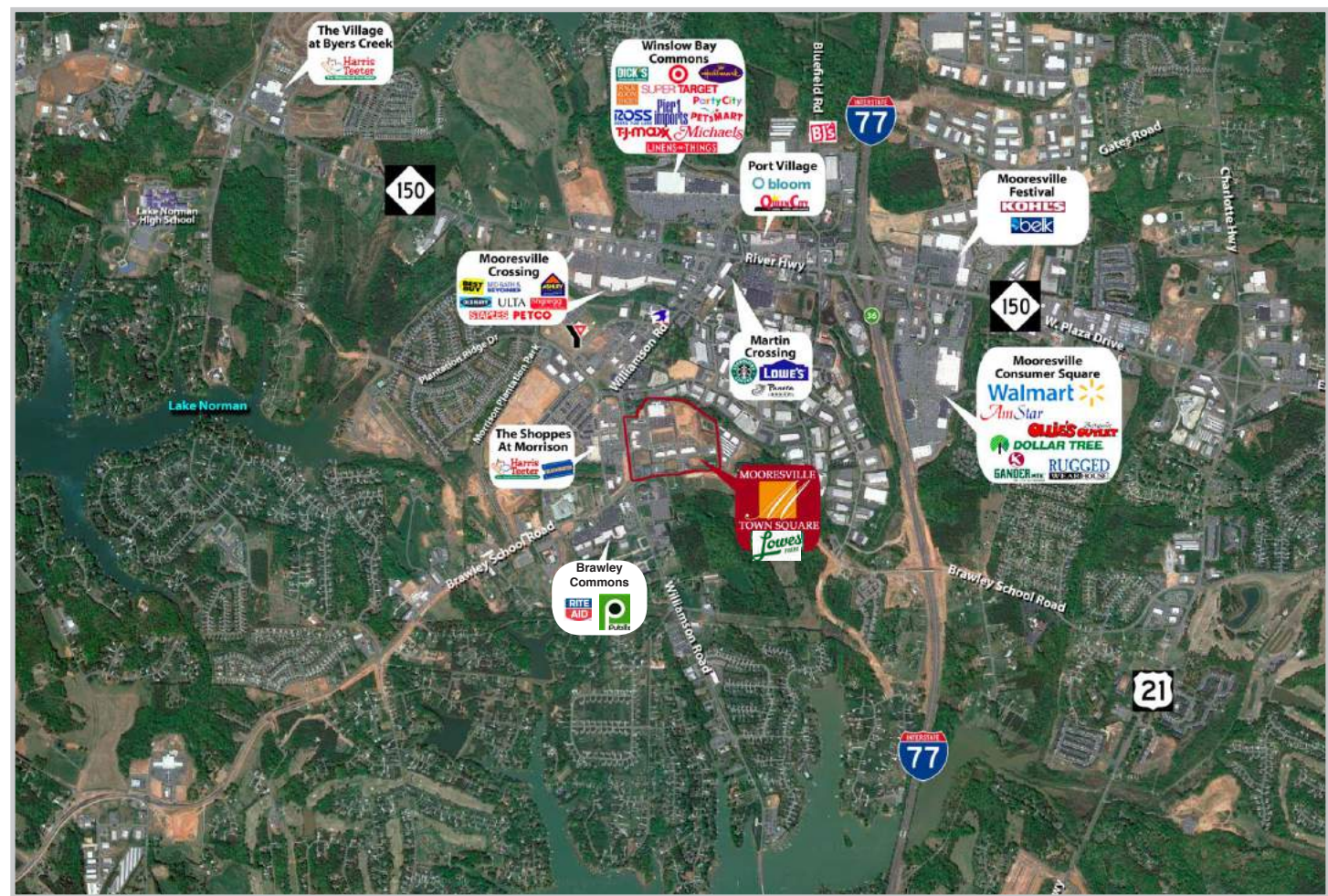


Mooreville Facts

- Mooreville population growth is more than twice that of all of North Carolina and triple that of the entire US. *Business North Carolina Magazine* has designated Mooreville the sixth fastest growing town in North Carolina due to its popularity nearly doubling since 1990.
- Mooreville retail sales growth has increased more than 60% over the past four years.
- Mooreville is known as Race City USA. 70% of the \$5 billion a year industry is located in or near Mooreville. Mooreville and Iredell County are home to many of auto racing's top programs and more than 100 race-related suppliers.
- Lowes, a world leader in the home improvement retail market is Mooreville's largest employer.
- Lake Norman Regional Medical Center is Mooreville's 2nd largest employer.
- In 2008, Mooreville-Statesville ranked 1st again in Site Selection Magazine in the Top Metropolitan Area Awards. The area has been ranked 1st or 2nd every year since 1999 - an indication of the area's long-term economic growth and stability.



AREA MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,511	31,712	65,555
Average HH Income	\$101,476	\$86,819	\$87,654
Per Capita Income	\$35,001	\$33,835	\$32,458
Median Age	35	38	39

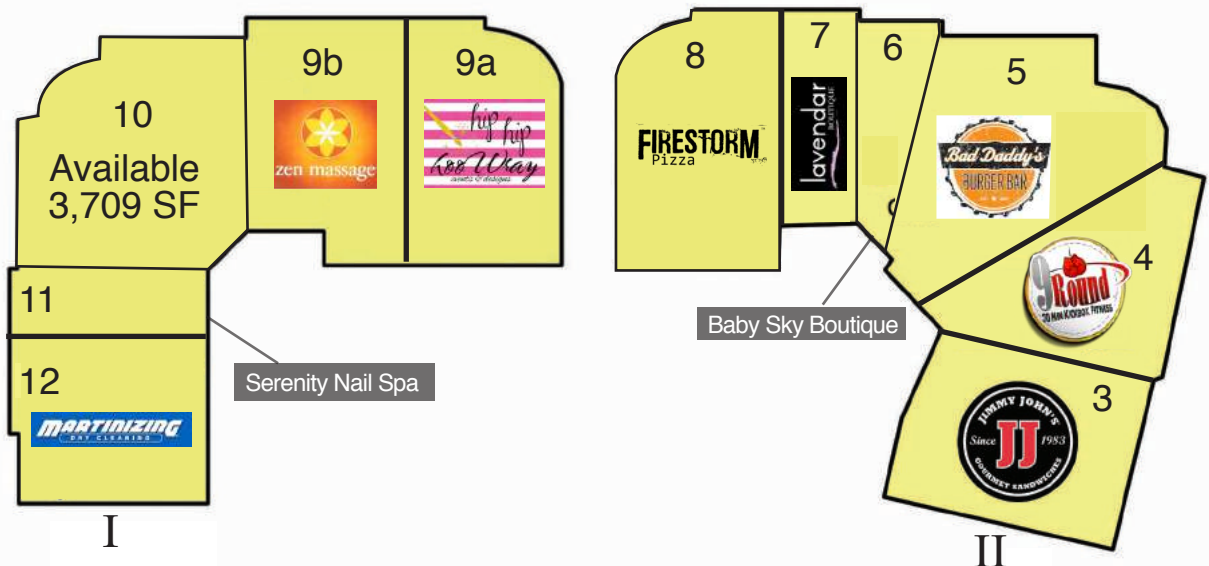


Mooreville Town Square



Leasing Plan

MOORESVILLE TOWN SQUARE BUILDING I & II

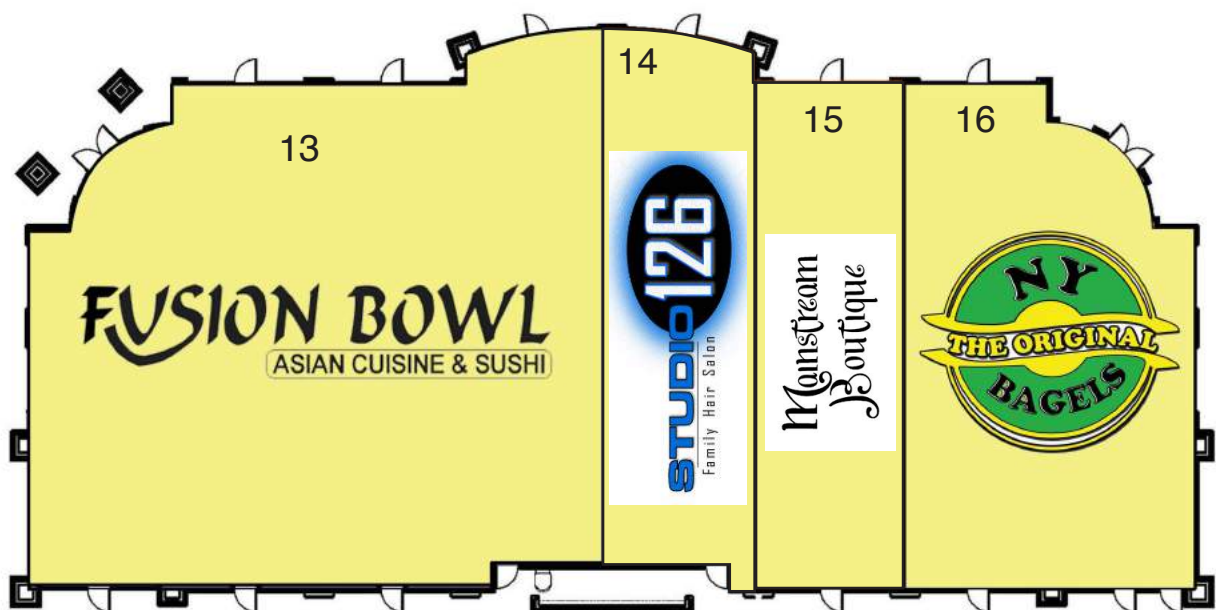


BUILDINGS 1 AND 2 ARE NOT BEING MARKETING BY THE NICHOLS COMPANY



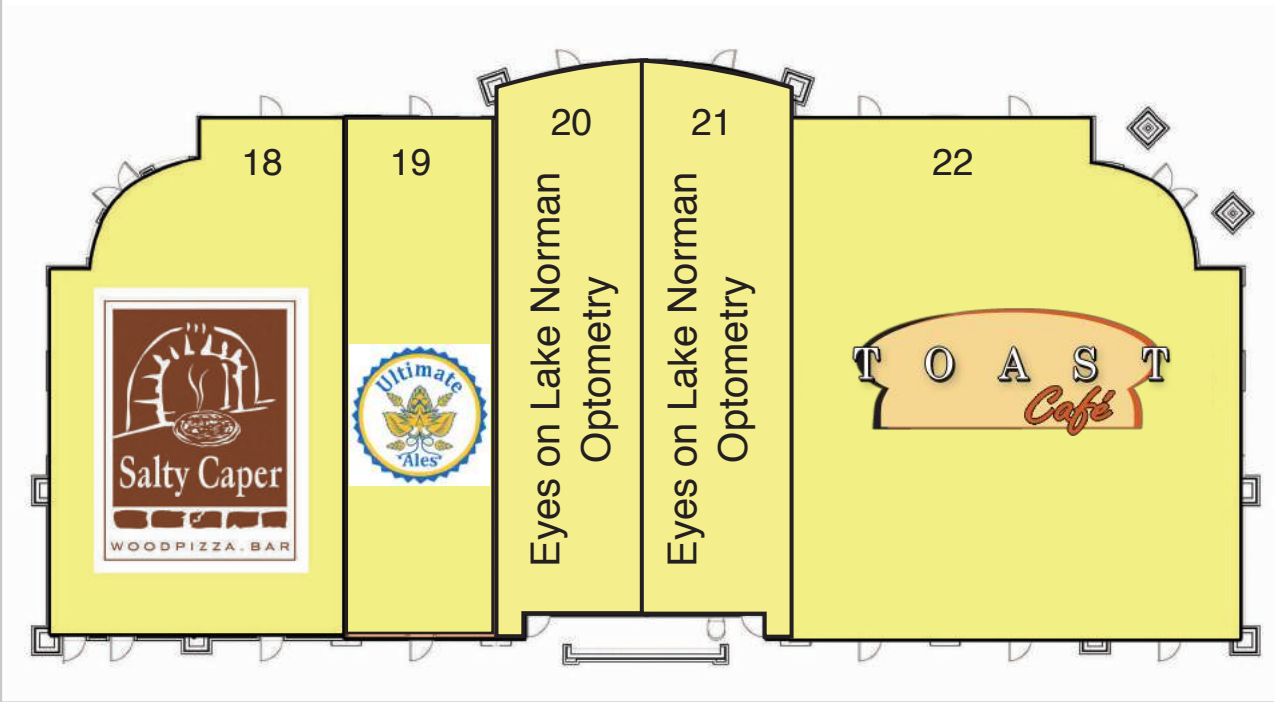
Leasing Plan

MOORESVILLE TOWN SQUARE BUILDING III



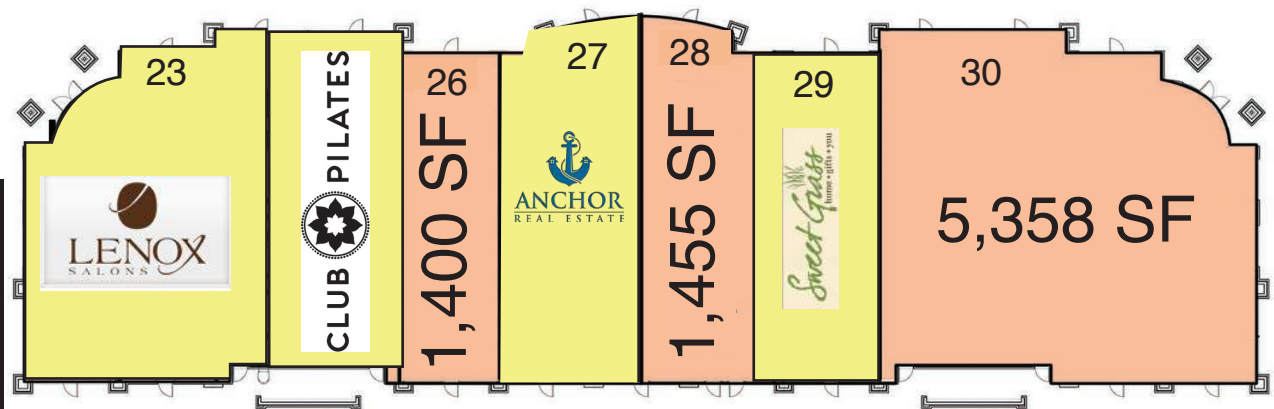
Leasing Plan

MOORESVILLE TOWN SQUARE
BUILDING IV



Leasing Plan

MOORESVILLE TOWN SQUARE
BUILDING V







One, two and three bedroom apartments available with unique designs for every lifestyle

OVERVIEW

Fountains is a brand new luxury apartment community situated within the heart of Mooresville Town Square. The 227 unit Fountains at Mooresville Town Square is the definition of luxurious. The upscale apartments have rents ranging from \$695 to \$1,200 that include use of all of the extraordinary property amenities. A gourmet demonstration kitchen is not the only comfort housed in the 5,000 SF clubhouse. The building offers WiFi throughout the premises as well as a private dining area that looks over the resort-style pool. The Fountains' clubhouse also includes a screening room, fitness centers, a pool-side grilling area, outdoor fireplace, billiards and entertaining area, clubroom and business center. Fountains is the first Green Certified apartment community in the Lake Norman area which meets the rigorous standards set forth by the National Association of Home Builders' Green Building Program. At Fountains, you can enjoy all that we offer and stroll over to Mooresville Town Square's shopping, dining and entertainment—an unparalleled combination.

COMPLEX AMENITIES

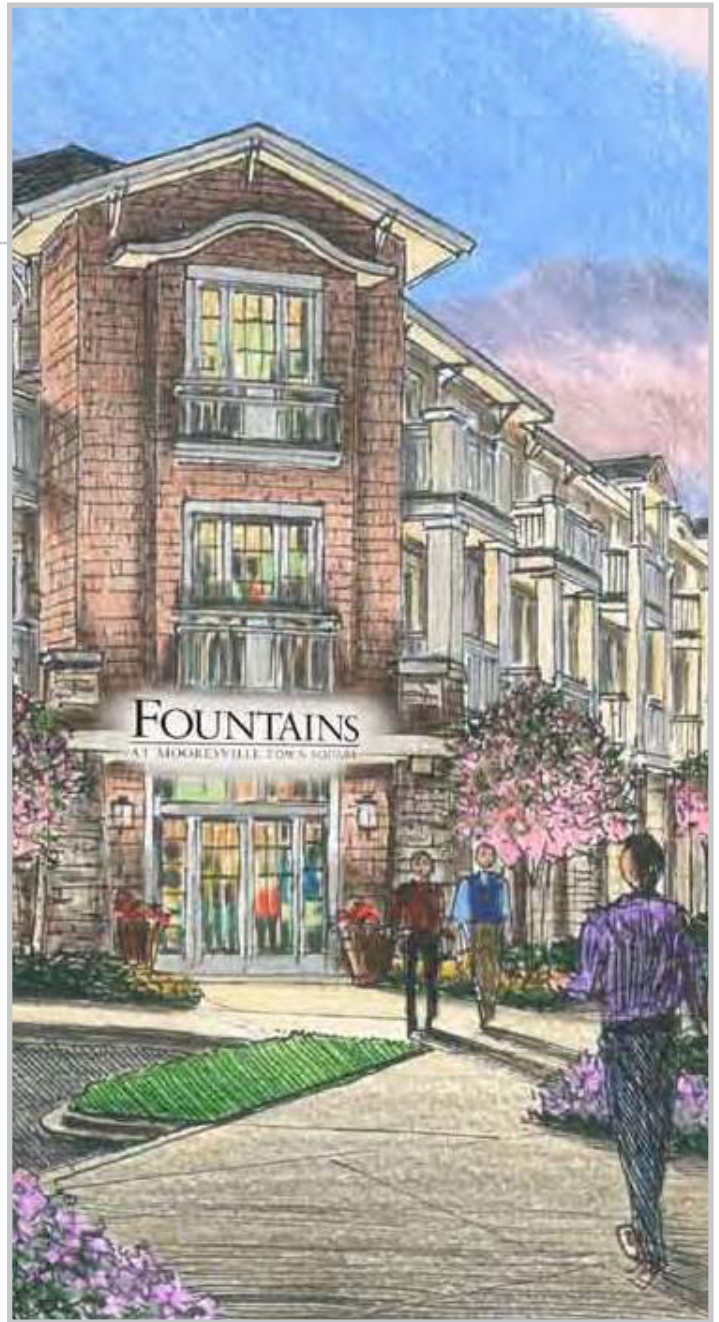
- Central breezeways in all buildings
- Resort-style pool with outdoor kitchen and fireplace
- Private courtyard for the entertainment for the residents of Fountains
- Extensive fitness center, including weight and cardio facilities
- The Club facilities that feature a gourmet demonstration kitchen, gaming room, multi-purpose theater and a business center

UNIT AMENITIES

- High ceilings ranging from 9' to 13'
- Private balcony/patio with entrance through exquisite French doors
- Computer workstation/area
- Master bedroom ceiling fans
- Oversized garden tubs
- Horizontal 2" window blinds
- Track and pendant lighting
- Washers and dryers and included
- Brushed nickel hardware on raised panel cabinets
- Built-in microwave oven
- Pantry
- Linen closet*
- Spacious closet in the master bedroom
- Raised panel doors
- Ground floor units have direct street front entry **

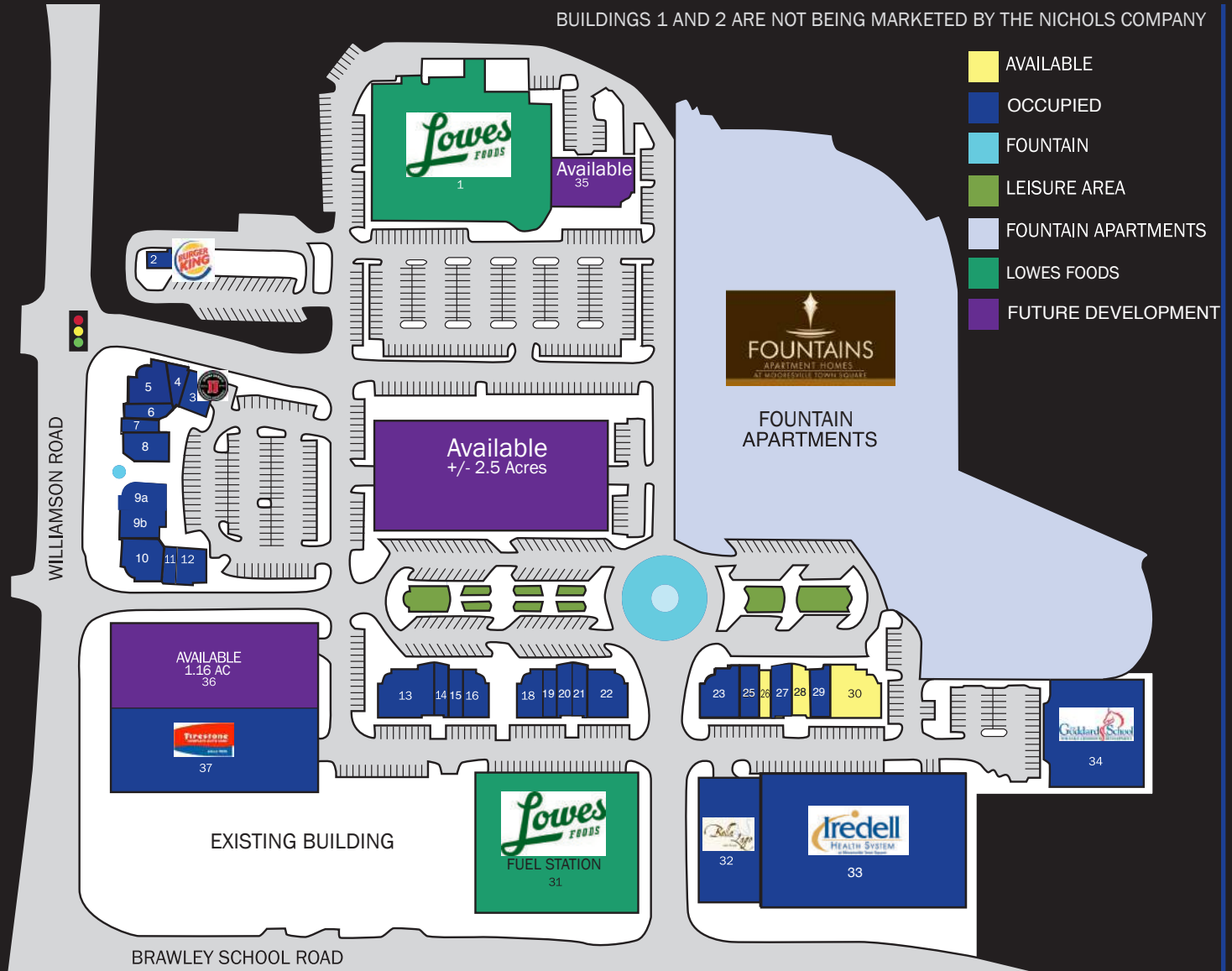
* in selected units

** units fronting Mooresville Commons Way



MOORESVILLE TOWN SQUARE RETAIL SITE PLAN

BUILDINGS 1 AND 2 ARE NOT BEING MARKETED BY THE NICHOLS COMPANY



LOCATION	BUSINESS	SQ. FT.	LOCATION	BUSINESS	SQ. FT.	LOCATION	BUSINESS	SQ. FT.
1	LOWES FOODS	50,156	13	FUSION BOWL	5,425	26	AVAILABLE	1,400
2	BURGER KING	1.5 AC	14	STUDIO 126	1,382	27	ANCHOR REAL ESTATE	2,142
3	JIMMY JOHNS	1,376	15	MAINSTREAM BOUTIQUE	1,371	28	AVAILABLE	1,455
4	9ROUND	1,297	16	ORIGINAL NY BAGEL	2,616	29	SWEETGRASS GIFTS	2,256
5	BAD DADDY'S	4,634	18	SALTY CAPER RESTAURANT	2,583	30	AVAILABLE	5,358
6	BABY SKY BOUTIQUE	1,127	19	ULTIMATE ALES	1,266	31	FUEL STATION	1.16 AC
7	LAVENDAR BOUTIQUE	1,098	20 &	EYES ON LAKE	1,591	32	BELLA LAGO	.51 AC
8	FIRESTORM PIZZA	2,530	21	NORMAN OPTOMETRY	1,416	33	IREDELL MEMORIAL HOSPITAL	1.35 AC
9a	HIP HIP HOO WRAY	2,134	22	TOAST CAFE	4,008	34	GODDARD SCHOOL	1.29 AC
9b	ZEN MASSAGE	2,474	23	LENOX SALONS	3,395	35	AVAILABLE	8,447
10	AVAILABLE	3,709	25	CLUB PILATES	2,017	36	AVAILABLE	1.16 AC
11	SERENITY NAIL SPA	1,041				37	FIRESTONE	1.04 AC
12	MARTINIZING DRY CLEANER	2,069						

For more information please contact:

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

