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Available
Outparcel for Sale,
Lease or BTS



Outparcel Available Mooresville Town Square

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



ABOUT

This +/- 1.16 acre parcel is available for sale, lease or BTS at Mooresville Town Square, a 122,117 SF Lifestyle Retail Center located along Brawley School Road and Williamson Road in Mooresville, NC. This retail center also features a 227 unit luxury apartment community, Fountains at Mooresville Town Square, situated right in the heart of the center. Located directly off of I-77 with direct access from exit 35, Mooresville Town Square offers premium signage visibility and easy access to high-income Lake Norman communities which have numerous household incomes of more than \$100,000. Current tenants include Famous Toastery, Bad Daddy's Burger Bar, Salty Capers and Lowe's Foods which recently underwent a \$5 million renovation.

Traffic Counts

Brawley School Road - Est. 25,000 VPD

Williamson Road - Est. 26,000 VPD

SITE ATTRIBUTES

- +/- 1.16 Acre Outparcel for Sale, Lease or BTS
- Site Ready
- Parcel ID: 4647-33-0274
- Zoning: Commercial
- \$950,000



AREA MAP

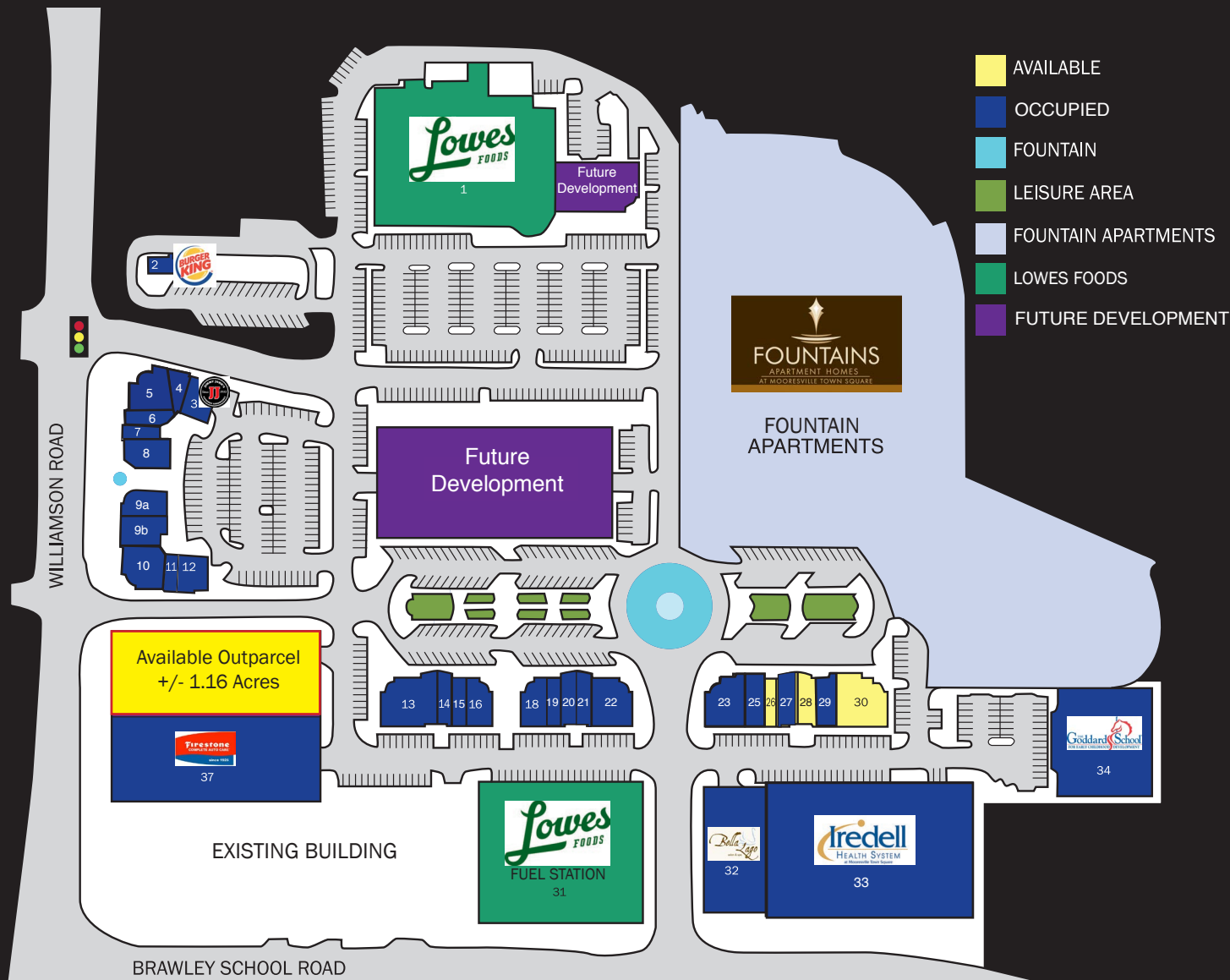


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,511	31,712	65,556
Average HH Income	\$101,476	\$86,819	\$87,654
Per Capita Income	\$35,001	\$33,835	\$32,458
Median Age	35	38	39



MOORESVILLE TOWN SQUARE RETAIL SITE PLAN



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	GROUND	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 CLEANERS	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.

