Available

Commercial Condos

For Sale/Lease

Harbor Point Village

637 Williamson Road | Mooresville, NC 28117

THE NICHOLS COMPANY
COMMERCIAL REAL ESTATE SERVICES
704-373-9797
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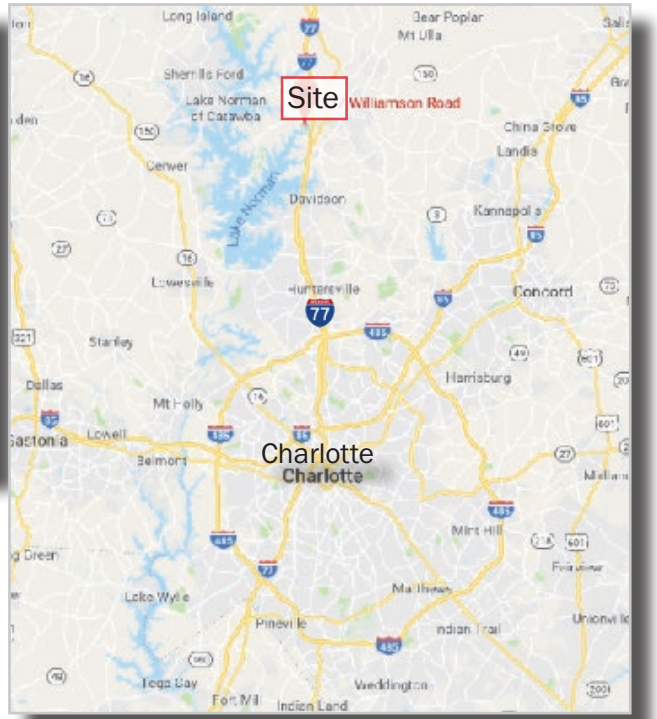
ABOUT:

Harbor Point Village is located along Williamson Road in Mooresville, NC. This road is one of the most heavily traveled in all of Mooresville with traffic counts at 25,000 cars per day. Right off of I-77 near Exit 33, this location has premium signage visibility and has easy access to high-income Lake Norman communities which have numerous household incomes surmounting $100,000. Harbor Point Village is zoned Neighborhood Mixed Use. The units are appropriate for live/work. The flexible zoning allows for a number of uses including retail, office, medical office or residential.

SITE ATTRIBUTES:

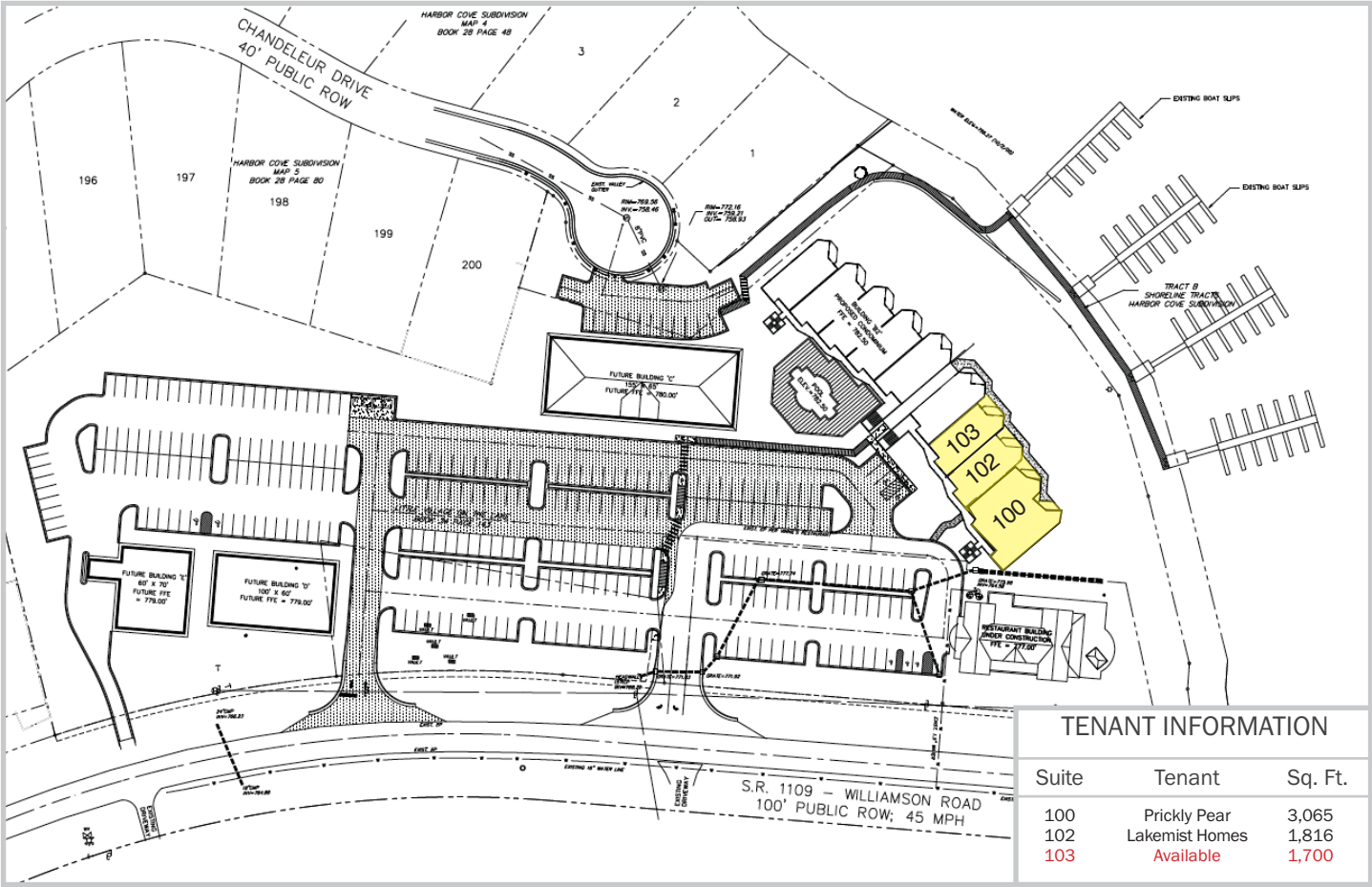
- Total Square Feet: 6,581
  Suite 100 - 3,065 SF - Leased
  Suite 102 - 1,816 SF - Leased
  Suite 103 - 1,700 SF - Available
- Zoning: NMX
- Lease Rate: $17.50/SF NNN
- Sales Price: $195/SF



Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,212	32,322	70,866
Daytime Employees	1,824	24,299	41,076
Average HH Income	$107,973	$96,546	$98,001

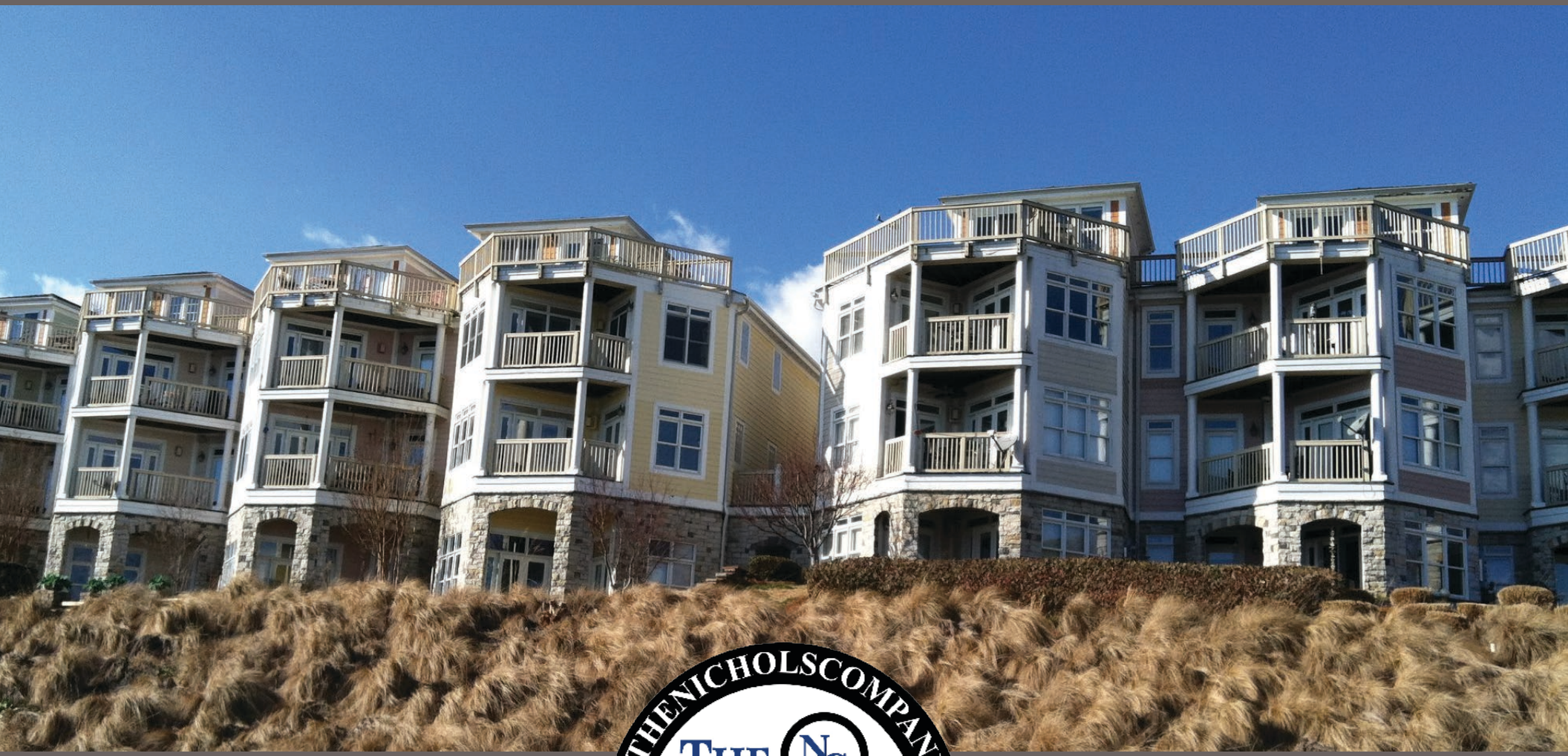
Traffic Counts: Est. 25,000 VPD along Williamson Road at I-77

SITE PLAN



TENANT INFORMATION

Suite	Tenant	Sq. Ft.
100	Prickly Pear	3,065
102	Lakemist Homes	1,816
103	Available	1,700



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