



Mooresville Town Square

Corner of Brawley School Road & Williamson Road | Mooresville, NC 28117



Available for Lease
+/- 963 SF Retail or Office

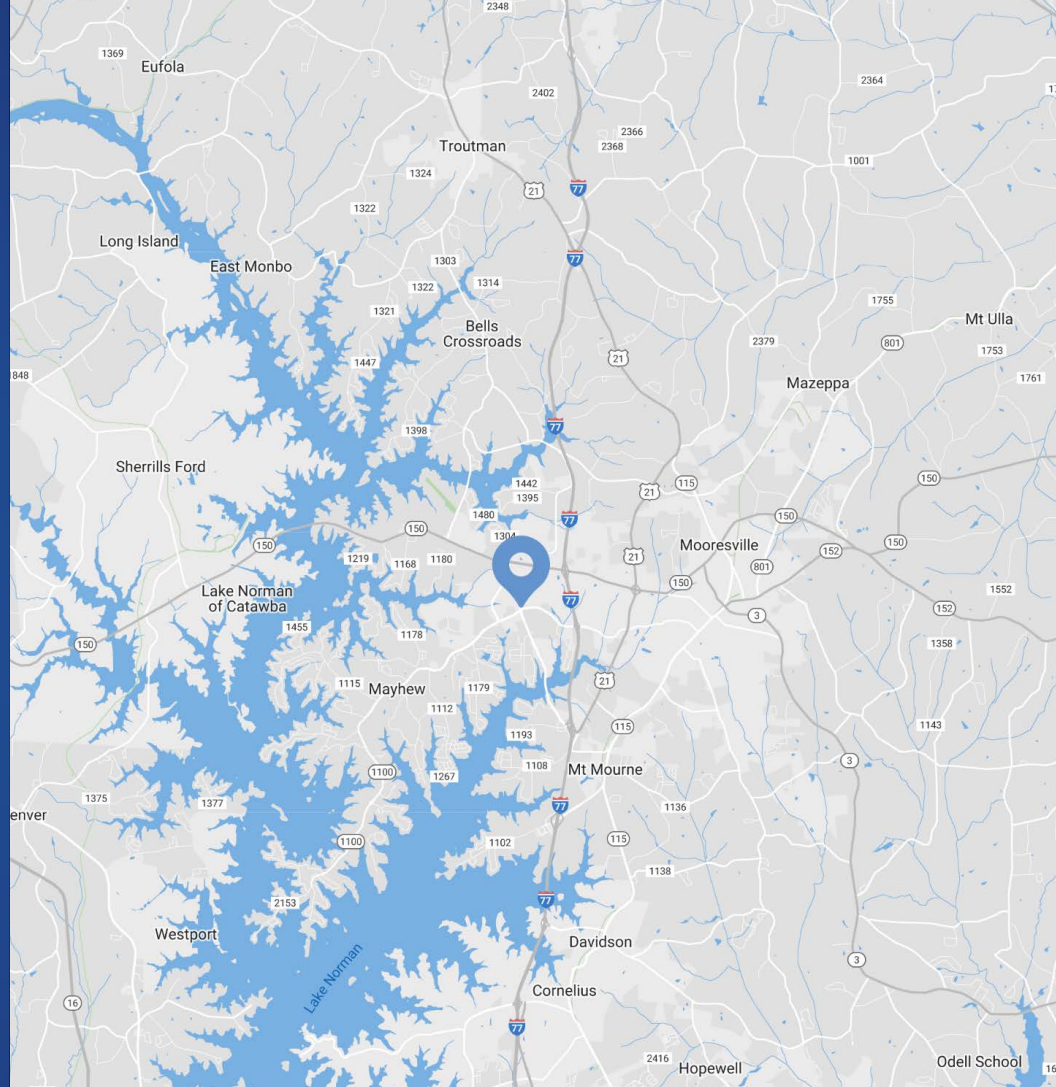
Property Overview

Mooresville Town Square Available for Lease

Mooresville 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 31,000 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.

Property Details

Address	Corner of Brawley School Road & Williamson Road Mooresville, NC 28117
Availability	+/- 963 SF Available for Lease
GLA	+/- 122,117 SF
Center Type	Lifestyle Commercial Center plus Outparcel
Access	Direct access from Exit 35 off I-77
Traffic Counts	Williamson Rd. 25,000 VPD Brawley School Rd. 31,000 VPD
Lease Rate	Call for Leasing Details



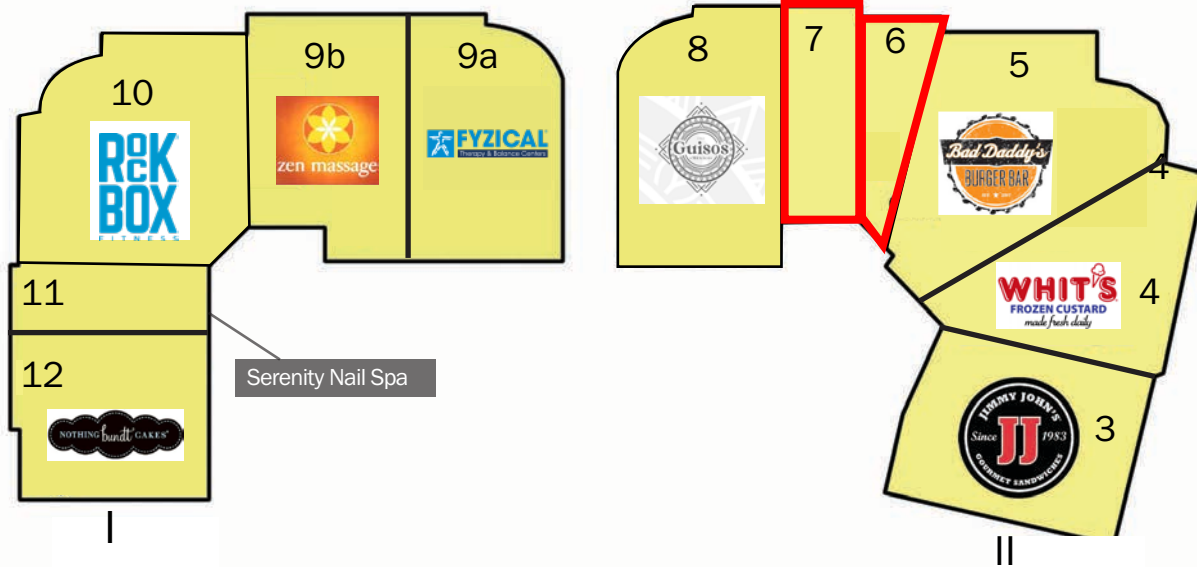
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	4,389	39,091	82,031
Avg. Household Income	\$145,077	\$125,631	\$131,591
Median Household Income	\$109,833	\$92,899	\$95,096
Households	1,876	16,196	31,614
Daytime Employees	9,667	26,170	36,765



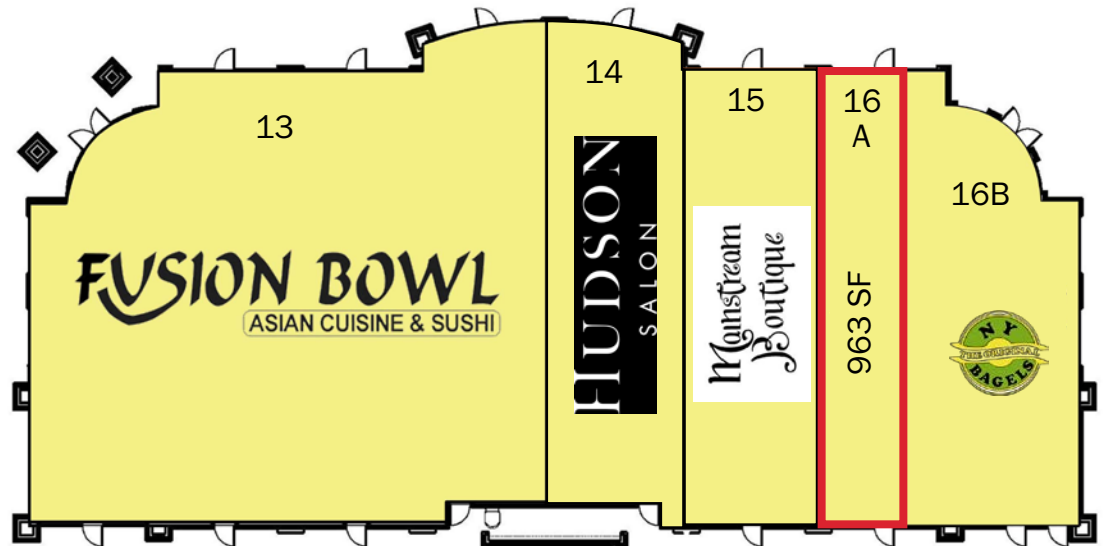
Drone Video

Mooreville Town Square
Building I & II



Buildings 1 and 2 are not being marketed by The Nichols Company

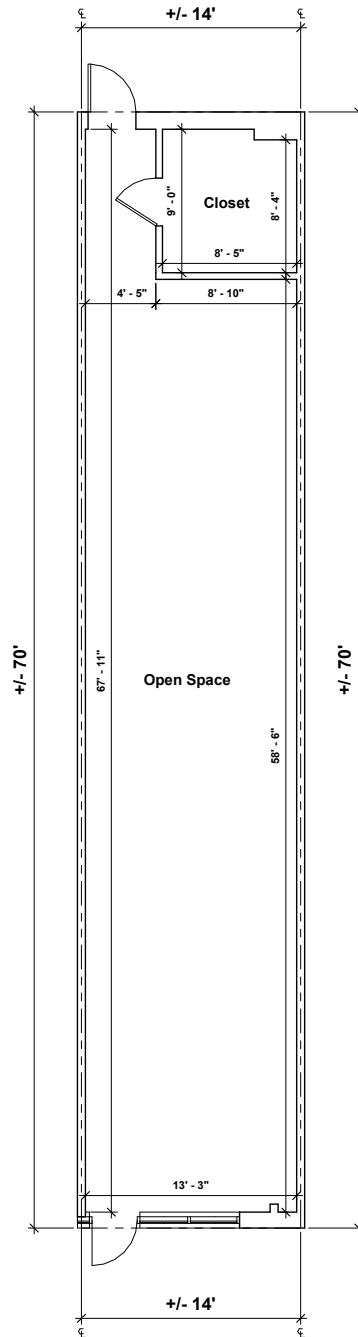
Mooreville Town Square
Building III



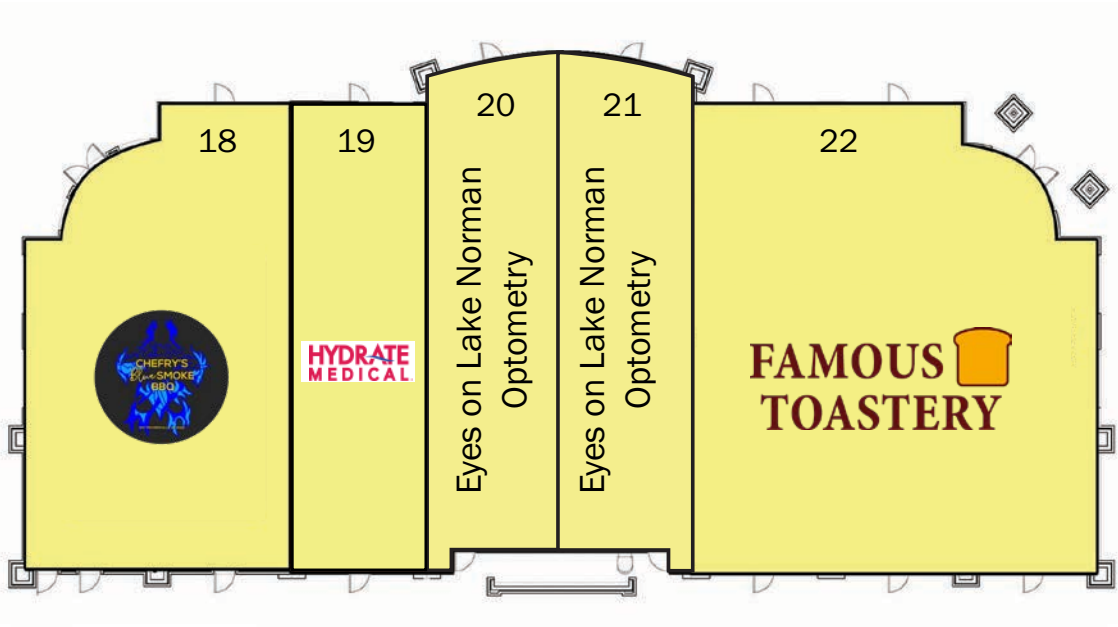
Available

+/- 963 SF

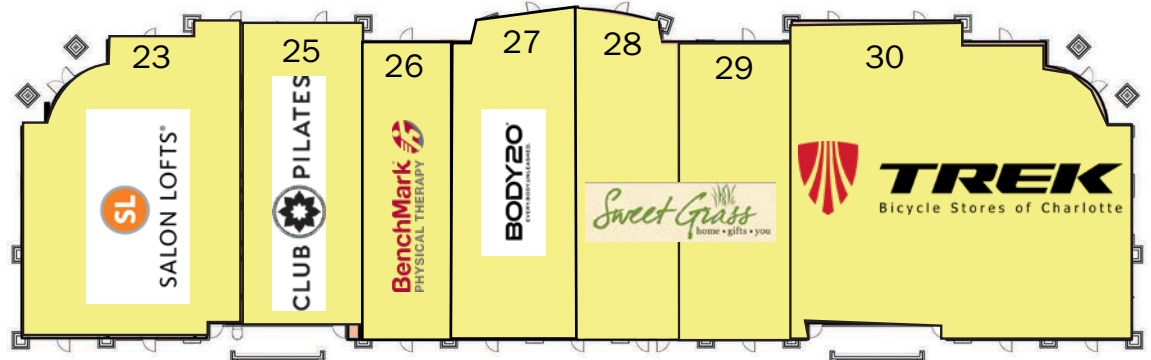
 Virtual Tour



Mooresville Town Square
 Building IV



Mooresville Town Square
 Building V



Expansion space completed Summer 2019

Lease Rate: \$32/SF NNN





Fountains at Mooresville Town Square

Charlotte, NC

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.



Market Overview

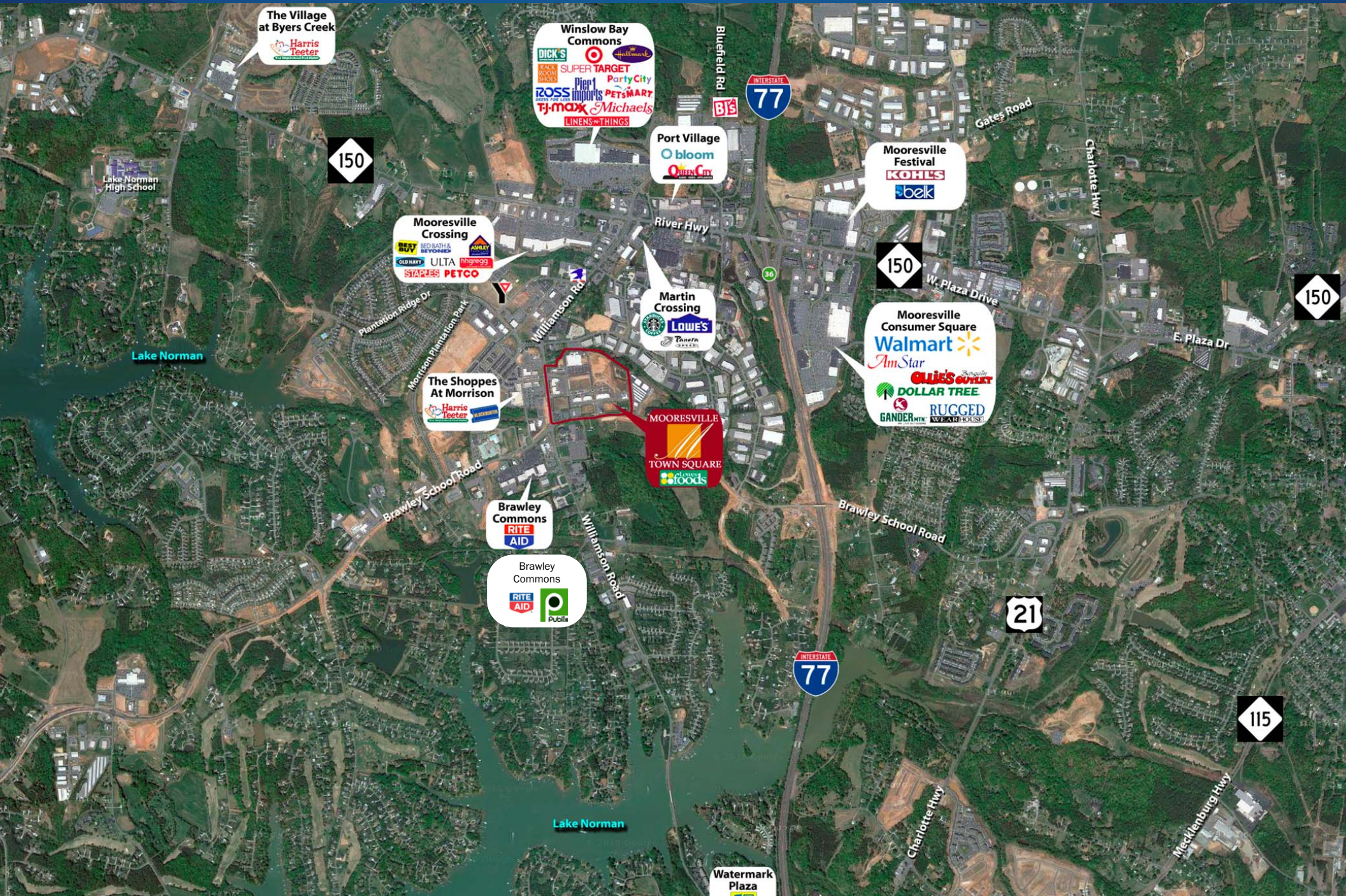


Access

Full Movement: - - - - ->

Right In, Right Out: - - - - ->

Market Overview







Contact for Details

Josh Beaver

(704) 749 - 5726

josh@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.