



Mooresville Town Square

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



Available for Sale or Lease

+/- 954 SF & 2,142 SF Retail or Office

+/- 1.2417 AC Interior Parcel

Property Overview

Mooresville Town Square Available for Sale or 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 +/- 954 SF & 2,142 SF Available for Lease
+/- 1.2417 AC Available for Sale

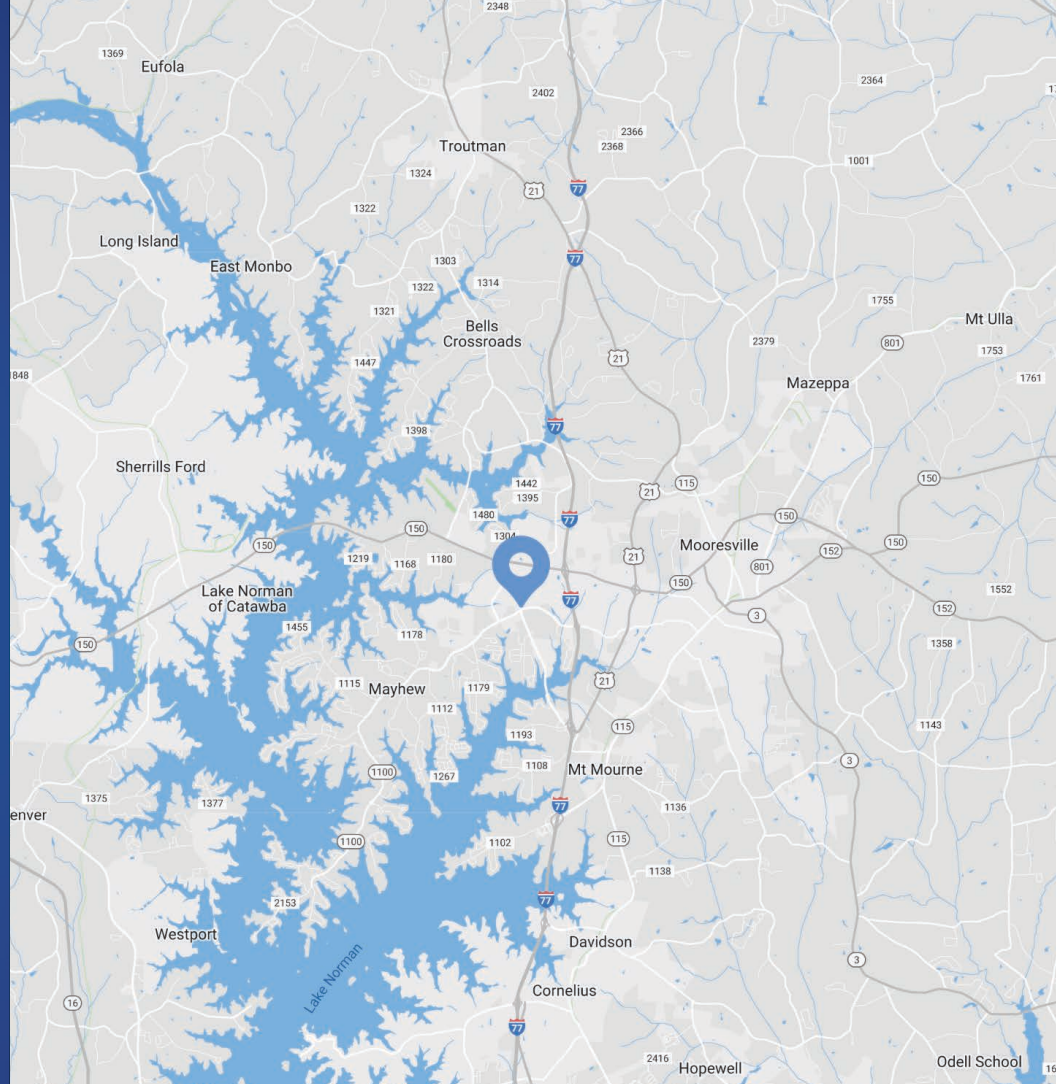
GLA +/- 122,117 SF

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 \$32/SF NNN



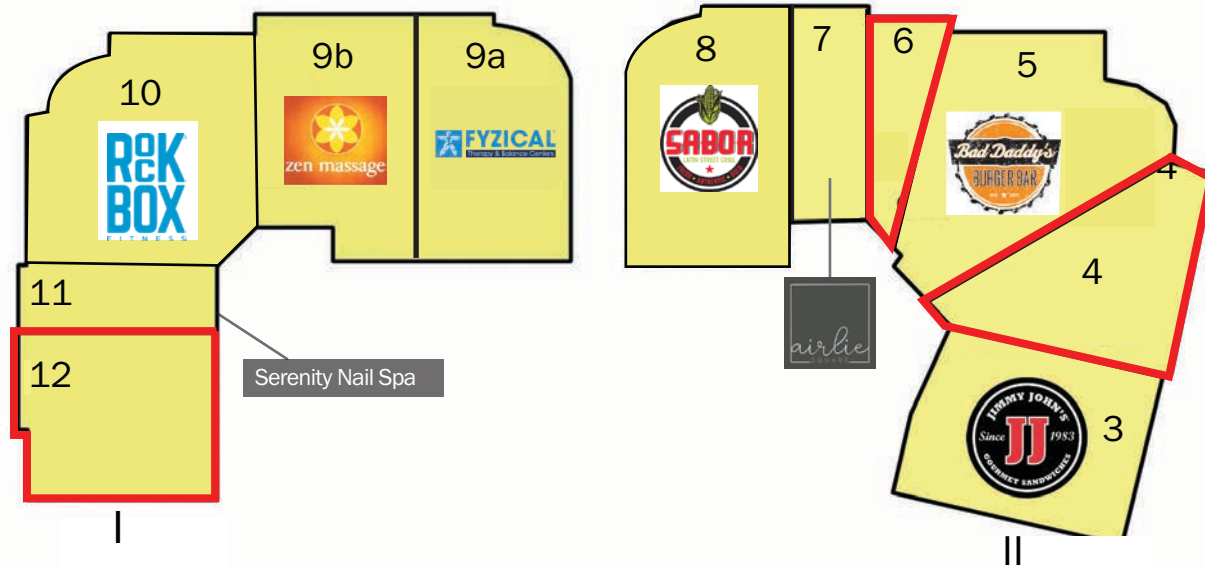
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	4,729	36,158	79,427
Avg. Household Income	\$128,227	\$123,325	\$126,489
Median Household Income	\$96,435	\$90,649	\$89,617
Households	,973	14,844	31,244
Daytime Employees	9,133	24,351	35,431



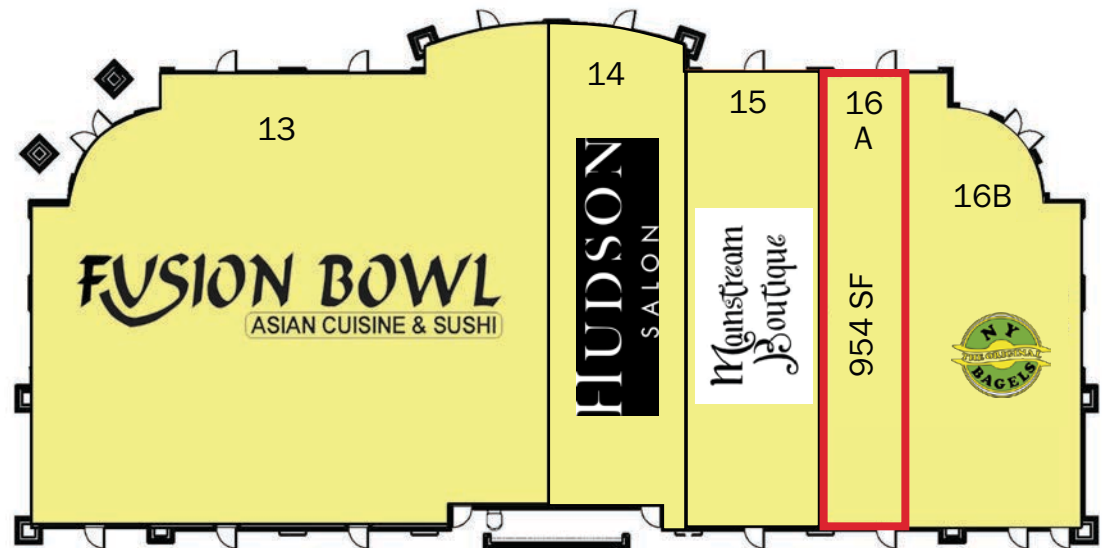
Drone Video

Mooreville Town Square
Building I & II

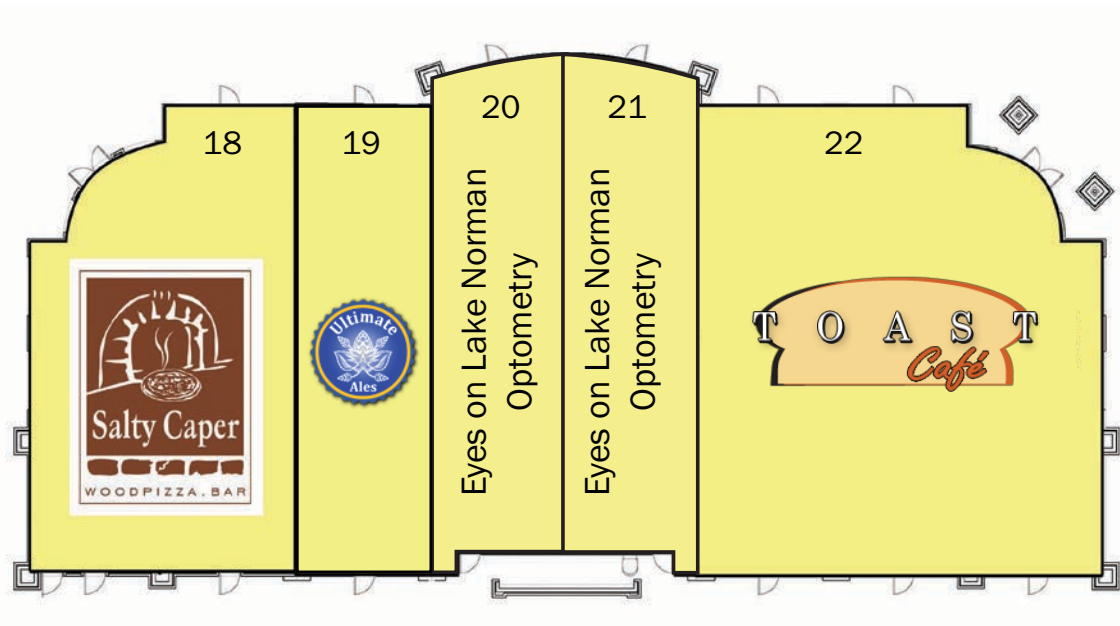


Buildings 1 and 2 are not being marketed by The Nichols Company

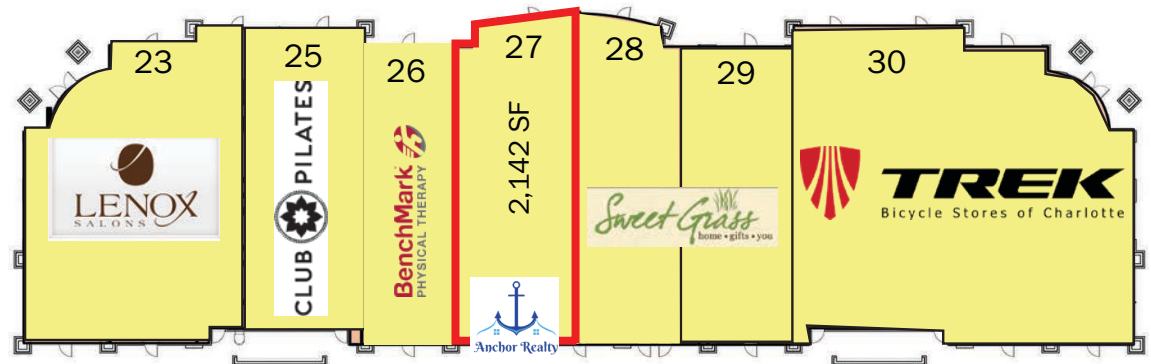
Mooreville Town Square
Building III



Mooreville Town Square
Building IV



Mooreville Town Square
Building V



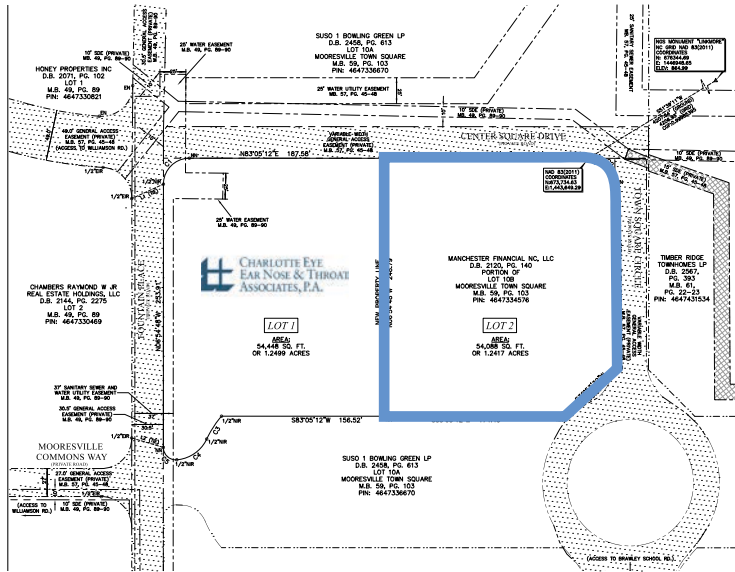
Expansion space completed Summer 2019

Lease Rate: \$32/SF NNN





Interior Parcel



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.

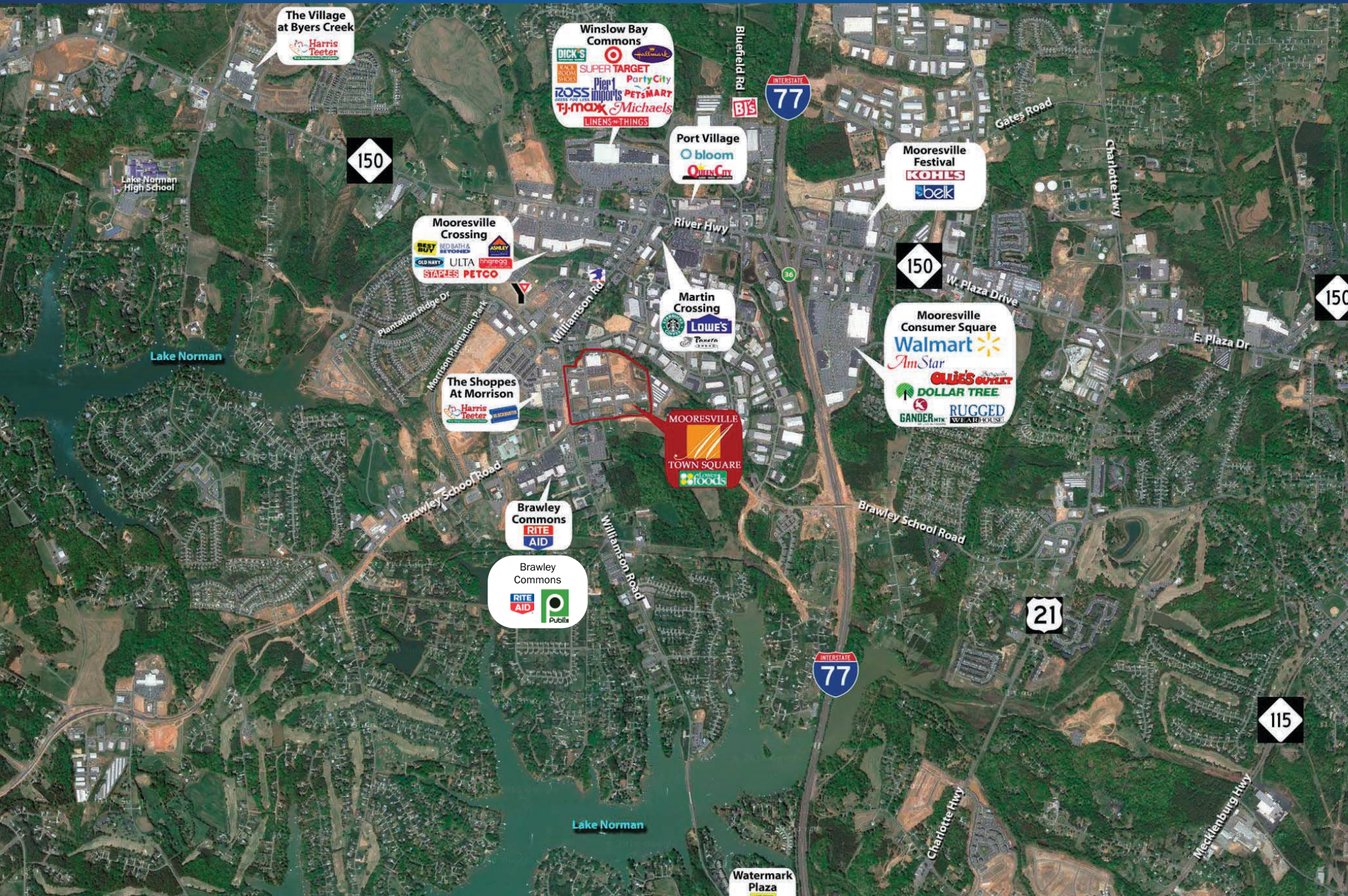
The Fountains' clubhouse also includes a screening room, fitness centers, a pool-side grilling area, outdoor fireplace, billiards and entertaining area, clubroom and business center. Fountains is the first Green Certified apartment community in the Lake Norman area which meets the rigorous standards 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

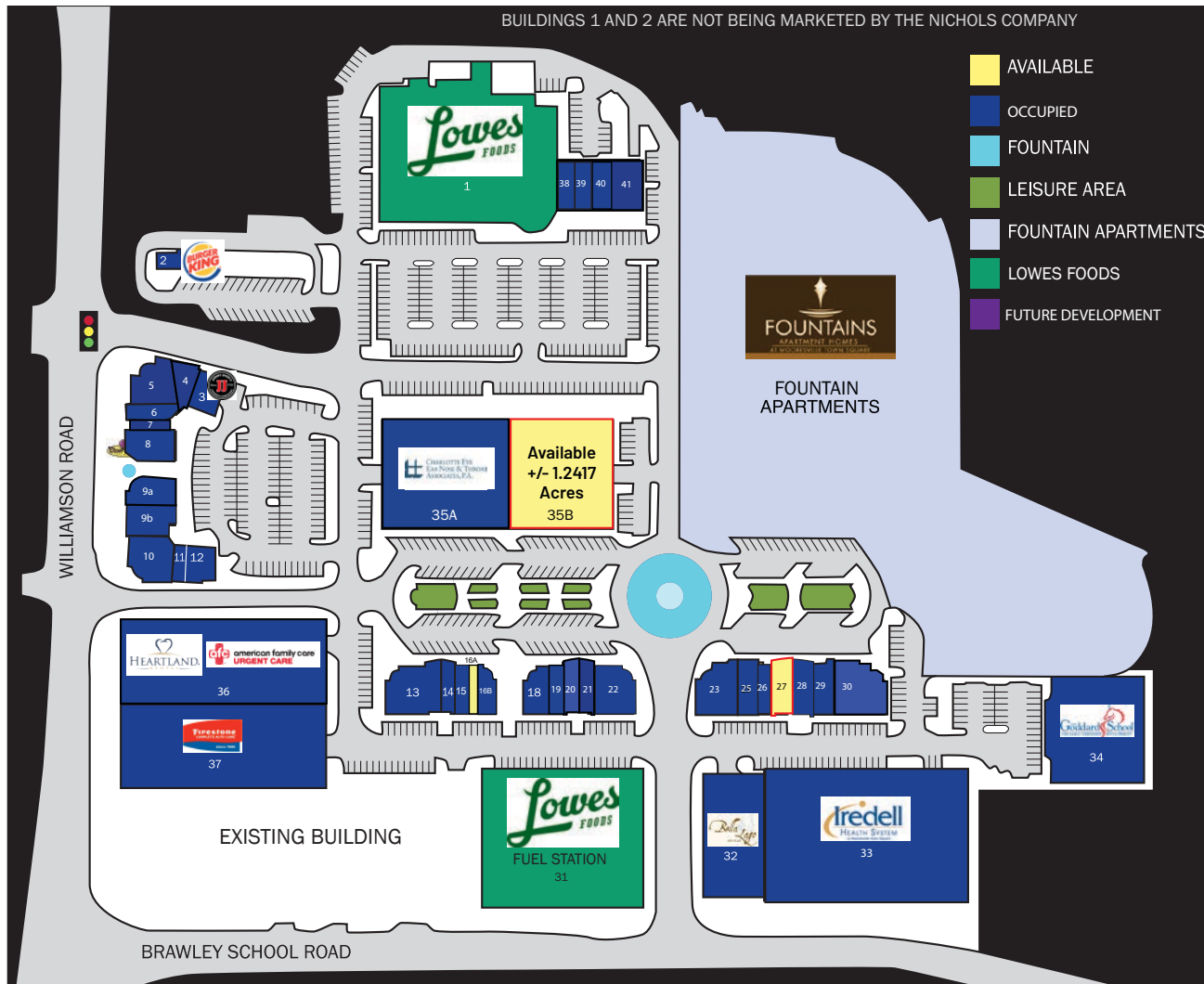


Market Overview





Site Plan



Location	Tenant	SF
1	LOWES FOODS	50,156
2	BURGER KING ("DARK")	1.5 AC
3	JIMMY JOHNS	1,376
4	VACANT	1,297
5	BAD DADDY'S	4,634
6	VACANT	1,127
7	AIRLIE SQUARE	1,098
8	SABOR LATIN STREET GRILL	2,530
9a	FYZICAL CLINICS OF	2,134
9b	ZEN MASSAGE	2,474
10	ROCKBOX FITNESS	3,709
11	SERENITY NAIL SPA	1,041
12	VACANT	2,069
13	FUSION BOWL	5,425
14	HUDSON SALON	1,382
15	MAINSTREAM BOUTIQUE	1,371
16A	AVAILABLE	954
16B	ORIGINAL NY BAGEL	1,662
18	SALTY CAPER RESTAURANT	2,583
19	ULTIMATE ALES	1,266
20 & 21	EYES ON LAKE NORMAN OPTOMETRY	1,591
22	TOAST CAFE	4,008
23	LENOX SALON	3,395
25	CLUB PILATES	2,017
26	BENCHMARK PHYSICAL THERAPY	1,400
27	ANCHOR REAL ESTATE AVAILABLE	2,142
28 & 29	SWEETGRASS GIFTS	1,455
30	TREK BICYCLES	5,358
31	FUEL STATION	1.16 AC
32	BELLA LAGO	.51 AC
33	IREDELL MEMORIAL HOSPITAL	1.35 AC
34	GODDARD SCHOOL	1.29 AC
35A	CHARLOTTE EYE EAR NOSE & THROAT ASSOCIATES, P.A.	1.2499 AC
35B	AVAILABLE	1.2417 AC
36	HEARTLAND DENTAL/ AFC URGENT CARE	1.12 AC
37	FIRESTONE	1.04 AC
38	HOLLYWOOD FEED	3,000



Contact for Details

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