



Lowes
Farms

MOORESVILLE TOWN SQUARE

CORNER OF BRAWLEY SCHOOL RD. & WILLIAMSON RD.
MOORESVILLE, NC

AVAILABLE RETAIL OR OFFICE FOR LEASE

BROKER INCENTIVE AVAILABLE
INQUIRE WITHIN FOR DETAILS

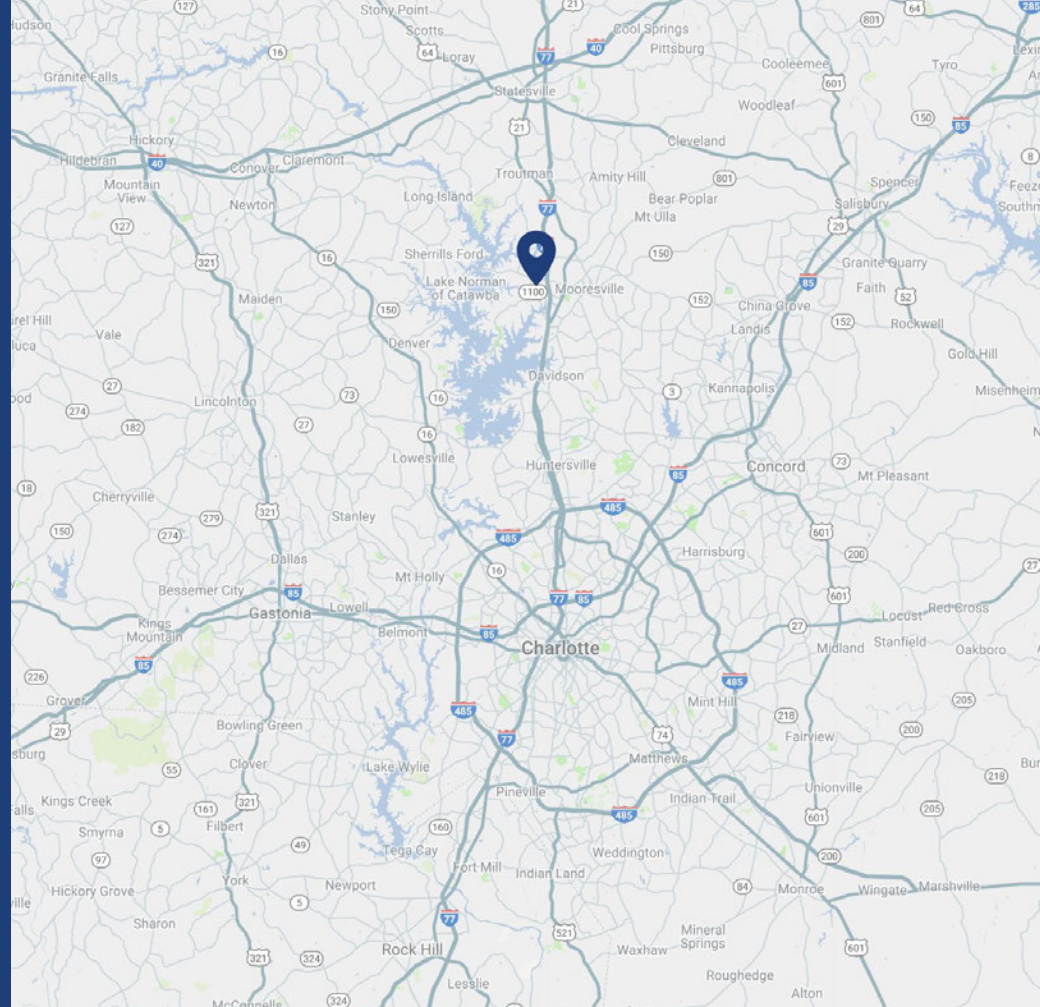
PROPERTY OVERVIEW

MOORESVILLE TOWN SQUARE

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 Rd. & Williamson Rd. Mooresville, NC
Available SF	+/- 954 - 3,630 SF
Available AC	+/- 2.5 AC 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

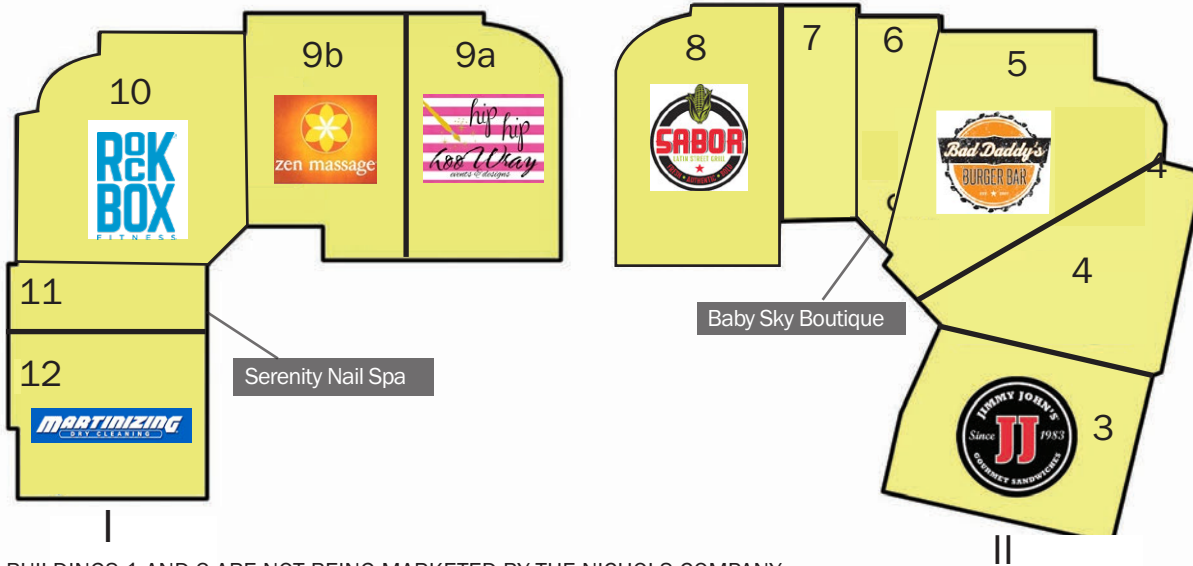
RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	5,676	34,160	74,008
Avg. Household Income	\$103,513	\$102,492	\$104,321
Median Household Income	\$83,397	\$77,843	\$75,758
Households	1,980	13,166	27,872
Daytime Employees	8,867	22,952	32,631



[CLICK HERE TO VIEW DRONE VIDEO](#)

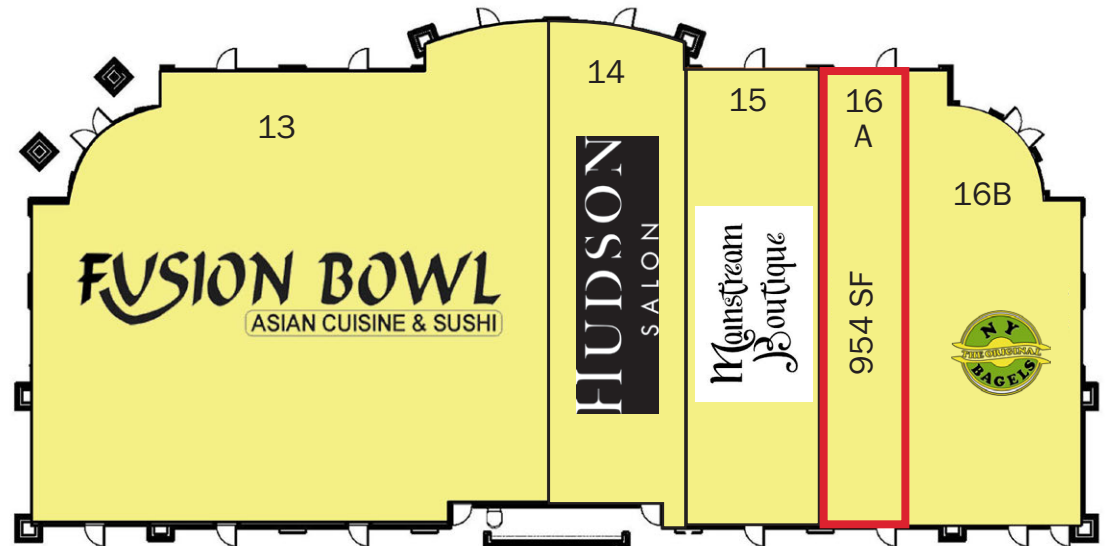
FLOOR PLAN | BUILDING I, II & III

MOORESVILLE TOWN SQUARE BUILDING I & II

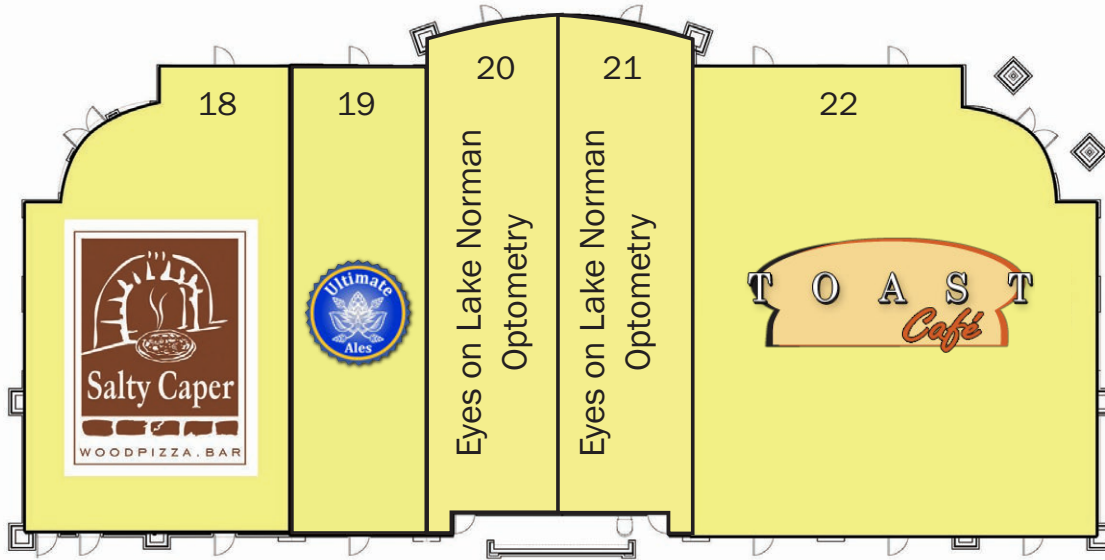


BUILDINGS 1 AND 2 ARE NOT BEING MARKETED BY THE NICHOLS COMPANY

MOORESVILLE TOWN SQUARE BUILDING III



MOORESVILLE TOWN SQUARE
BUILDING IV



MOORESVILLE TOWN SQUARE
BUILDING V

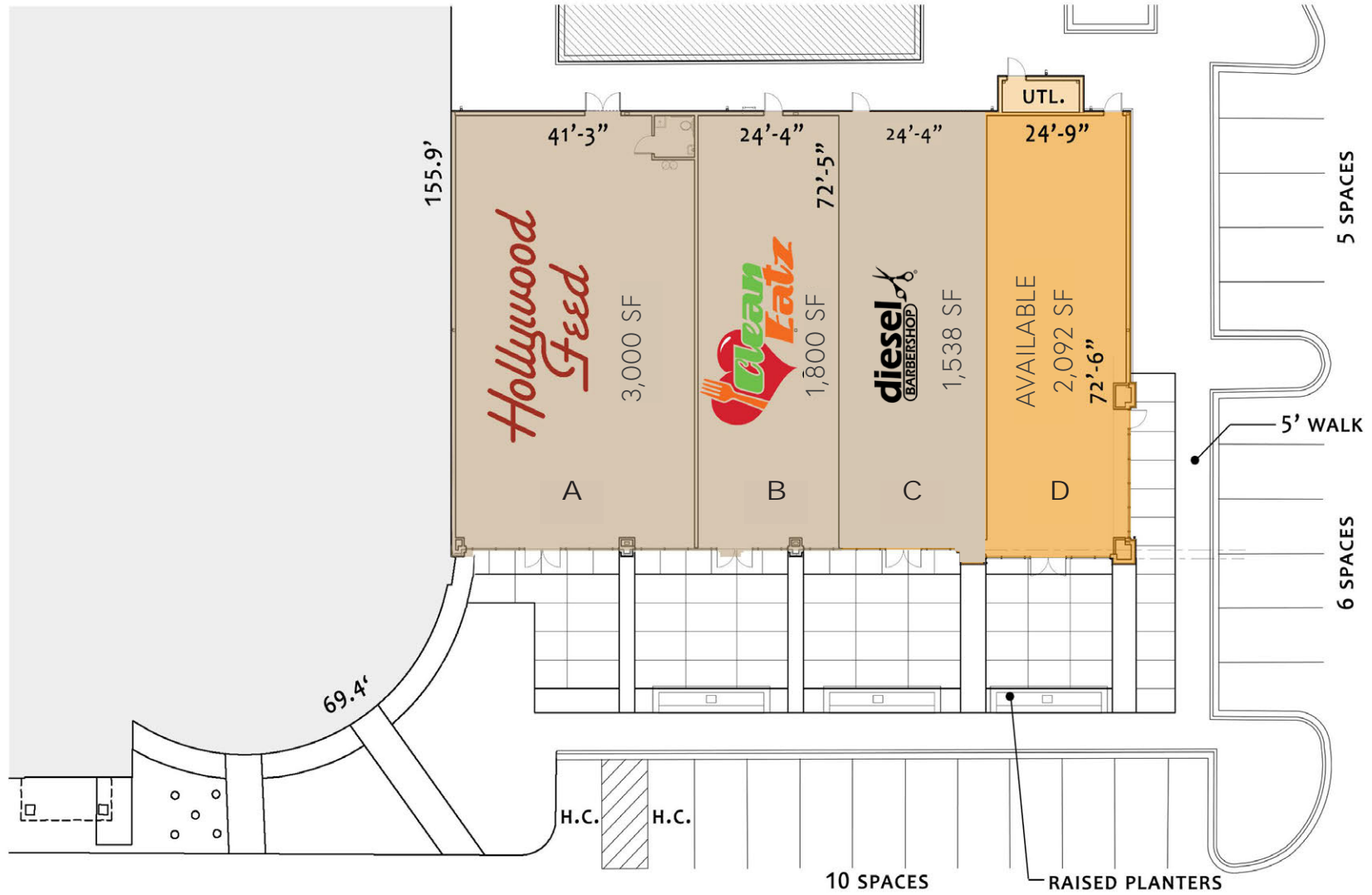


EXPANSION SPACE | PROPOSED FLOOR PLAN

Building Size: 8,430 SF

Expansion space completed Summer 2019

Lease Rate: \$32/SF NNN



EXPANSION SPACE | PROPERTY PHOTOS



LOWE'S 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.



NEARBY DEVELOPMENT

FOUNTAINS AT MOORESVILLE TOWN SQUARE

ONE, TWO AND THREE BEDROOM APARTMENTS

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.

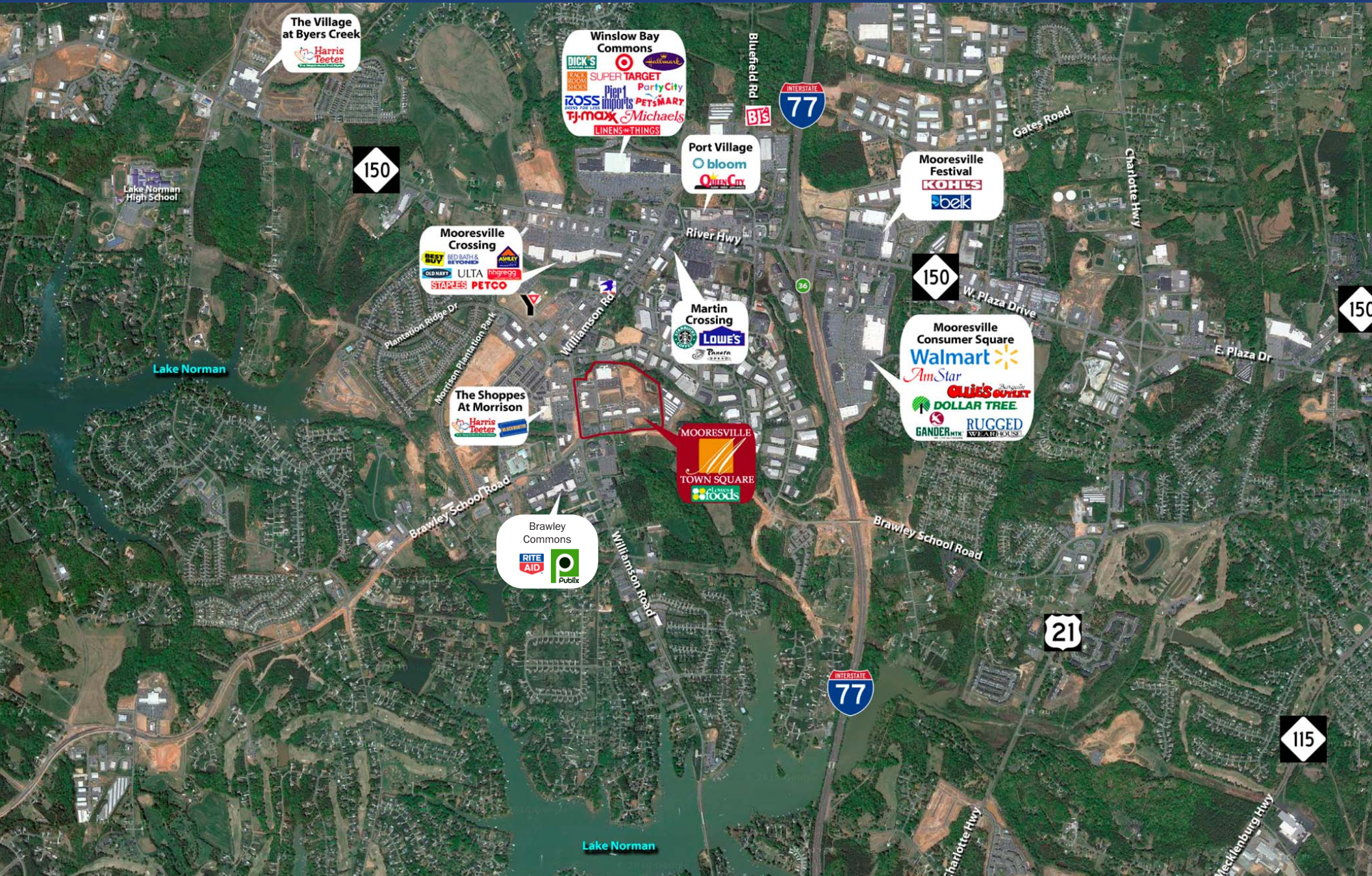


MARKET OVERVIEW



ACCESS
Full Movement: - - - - ->
Right In, Right Out: - - - - ->

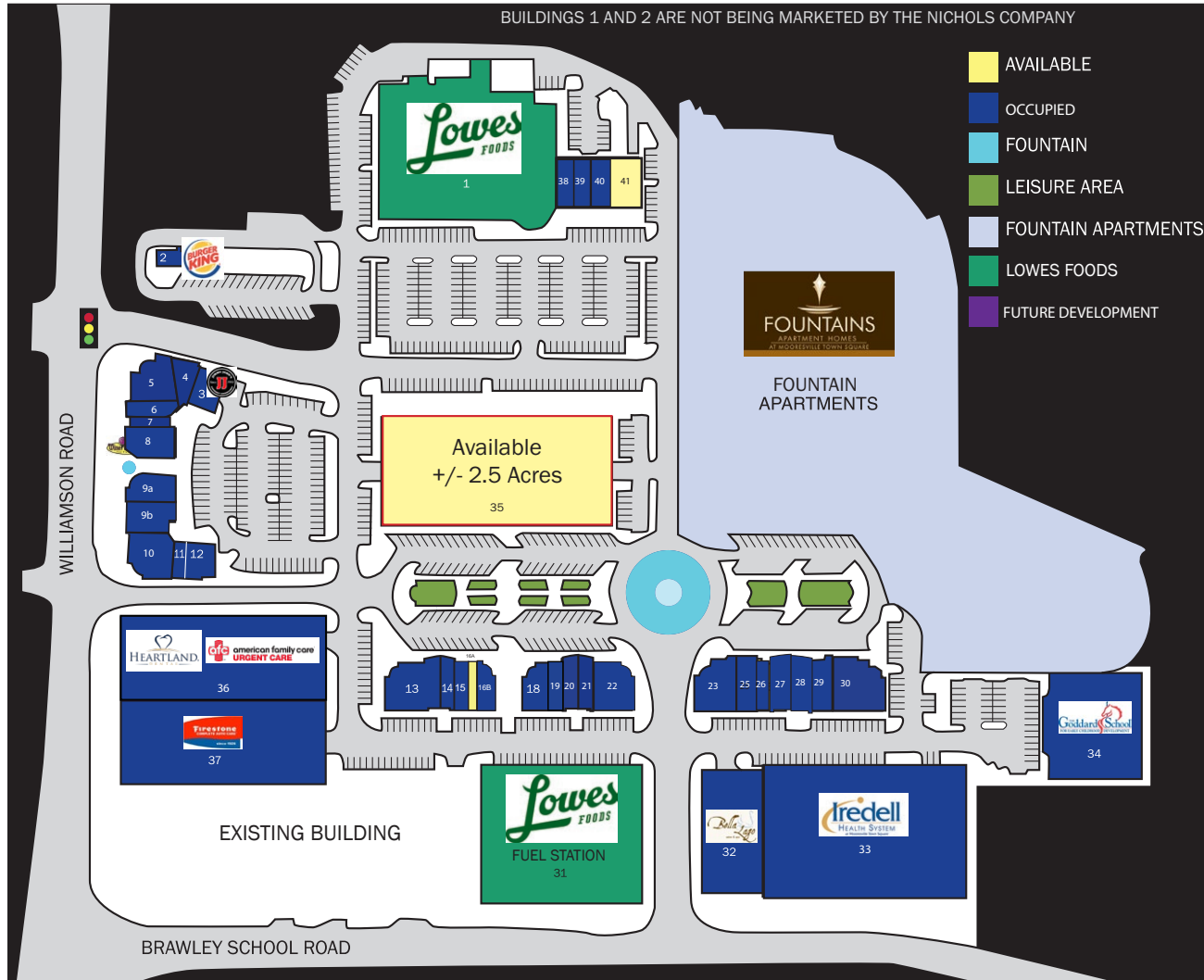
MARKET OVERVIEW



MOORESVILLE TOWN SQUARE | PROPERTY PHOTOS



SITE PLAN



LOCATION	BUSINESS	SQ. FT.
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	BABY SKY BOUTIQUE	1,127
7	VACANT	1,098
8	SABOR LATIN STREET GRILL	2,530
9a	HIP HIP HOO WRAY	2,134
9b	ZEN MASSAGE	2,474
10	ROCKBOX FITNESS	3,709
11	SERENITY NAIL SPA	1,041
12	MARTINIZING DRY CLEANER	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 &	EYES ON LAKE	1,591
21	NORMAN OPTOMETRY	1,416
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	2,142
28 &	SWEETGRASS	1,455
29	GIFTS	2,256
30	TREK BICYCLES	5,358
	OF LAKE NORMAN	
31	FUEL STATION	1.16 AC
32	BELLA LAGO	.51 AC
33	IREDELL MEMORIAL HOSPITAL	1.35 AC
34	GODDARD SCHOOL	1.29 AC
35	AVAILABLE	2.5 AC
36	HEARTLAND DENTAL/ AFC URGENT CARE	1.12 AC
37	FIRESTONE	1.04 AC
38	HOLLYWOOD FEED	3,000
39	CLEAN EATZ	1,800
40	DIESEL BARBERSHOP	1,538
41	AVAILABLE	2,092

BROKER INCENTIVE DETAILS

- Leasing incentive for new deals initiated and executed between July 1st, 2020 and December 31st 2020
- Tenants must have a qualified credit profile
- Additional 2% of base rent for the initial term up to 10 years to be split with an outside broker
- Lease term must be 3+ years to qualify

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