

Available  
Retail or Office  
for Lease



# Mooresville Town Square

At the Corner of Brawley School Rd & Williamson Rd | Mooresville, NC



# PROPERTY OVERVIEW

## ABOUT:

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 26,000 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.

## SITE ATTRIBUTES:

- 122,117 SF Lifestyle Commercial Center plus Outparcels
- 954 - 5,430 SF Available
- Outparcels total 3.62 Acres for Future Development or BTS
- New Access From Exit 35 on I-77
- Lease Rate: \$32/SF NNN



Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,343	32,917	71,549
Daytime Employees	8,762	23,051	32,895
Average HH Income	\$100,288	\$95,048	\$95,920
Traffic Counts: Brawley School Road - Est. 31,000 VPD			
Williamson Road - Est. 23,000 VPD			

[Click Here to Watch Drone Video](#)





## LOWES FOODS RENOVATION:

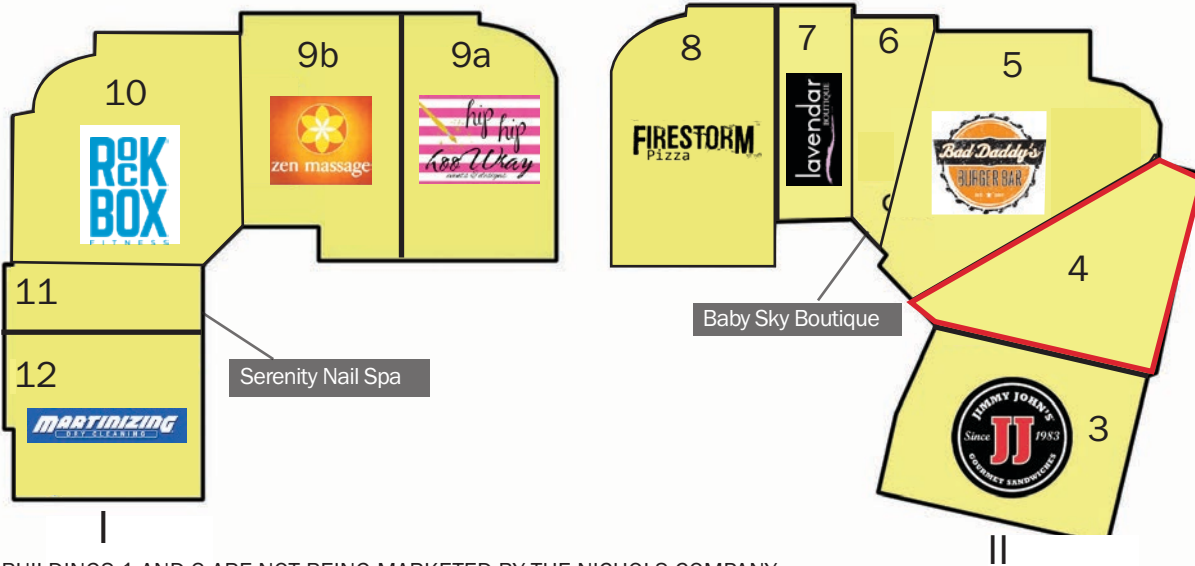
Lowe's Foods recently underwent a nearly \$5MM renovation on their Mooresville Town Square store that now promotes locally sourced goods and includes a new bakery, smokehouse and wine bar.





MOORESVILLE TOWN SQUARE

BUILDING I & II

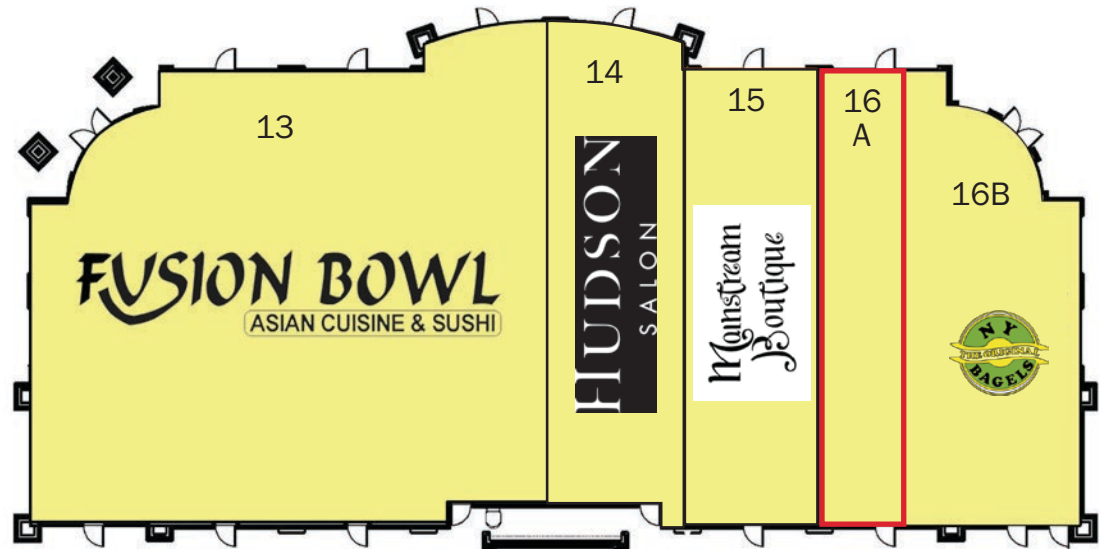


BUILDINGS 1 AND 2 ARE NOT BEING MARKETED BY THE NICHOLS COMPANY

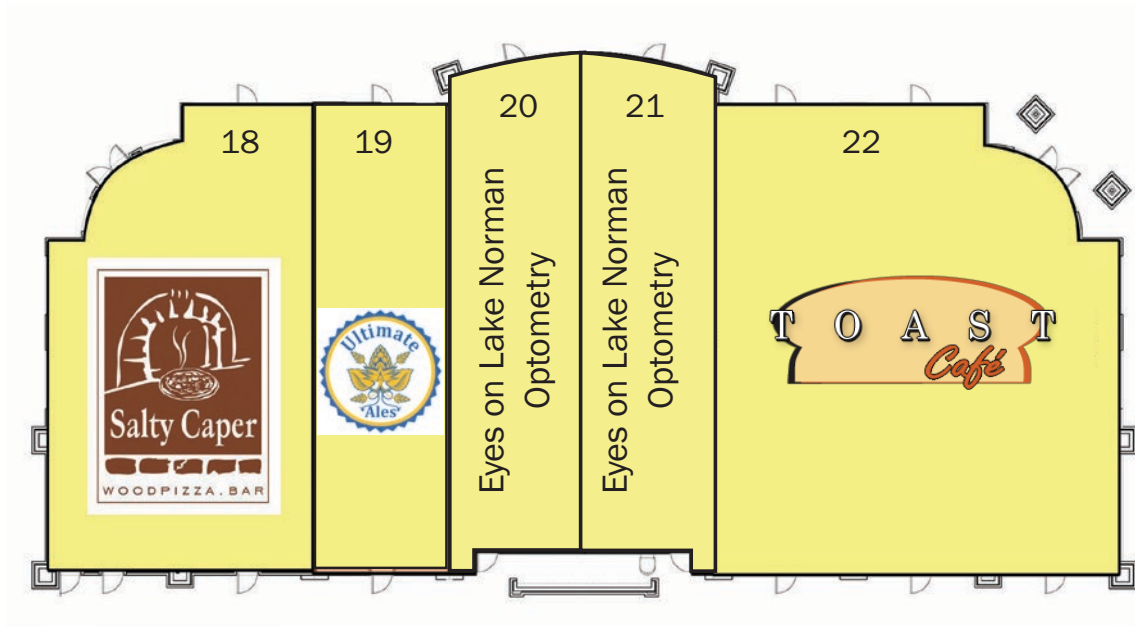


MOORESVILLE TOWN SQUARE

BUILDING III



MOORESVILLE TOWN SQUARE  
BUILDING IV

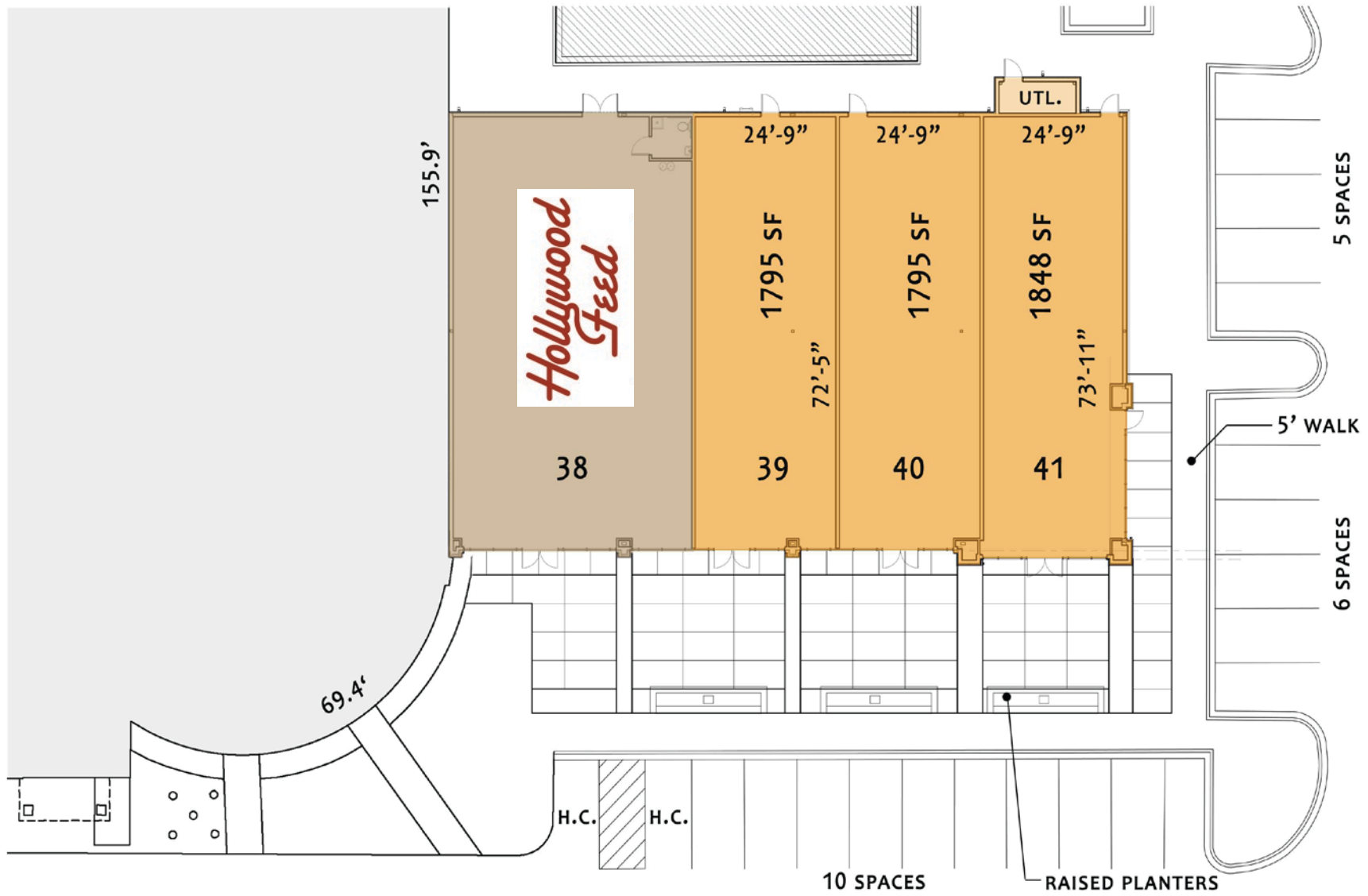


MOORESVILLE TOWN SQUARE  
BUILDING V



# PROPOSED FLOOR PLAN

- Expansion space to be completed Summer 2019
- Lease Rate: \$32/SF NNN



Building Size: 8,430 SF



# PROPOSED RENDERINGS

Proposed renderings of new expansion space





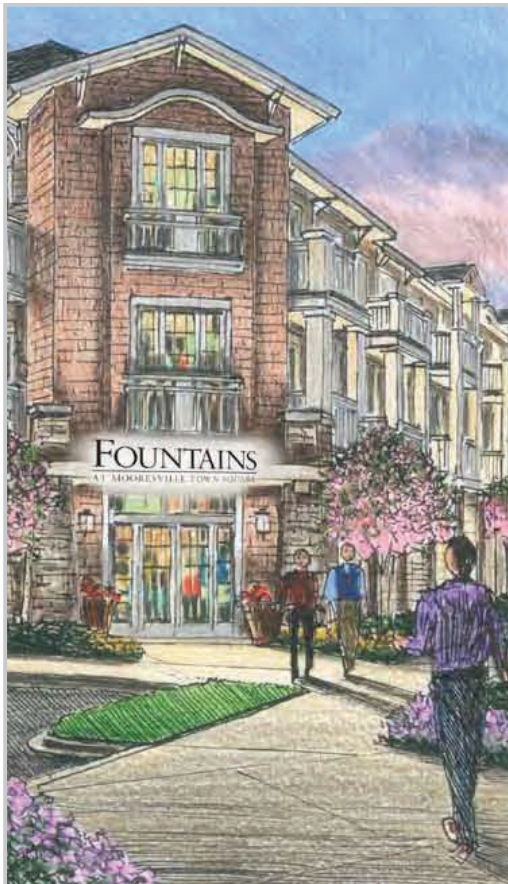




## OVERVIEW

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.



One, two and three bedroom apartments available for every lifestyle

## UNIT AMENITIES

- High ceilings ranging from 9' to 13'
- Private balcony/patio with entrance through exquisite French doors
- Computer workstation/area
- Master bedroom ceiling fans
- Oversized garden tubs
- Horizontal 2" window blinds
- Track and pendant lighting
- Washers and dryers and included

## COMPLEX AMENITIES

- Central breezeways in all buildings
- Resort-style pool with outdoor kitchen and fireplace
- Private courtyard for the entertainment for the residents of Fountains
- Extensive fitness center, including weight and cardio facilities
- The Club facilities that feature a gourmet demonstration kitchen, gaming room, multipurpose theater and a business center and a multipurpose theater

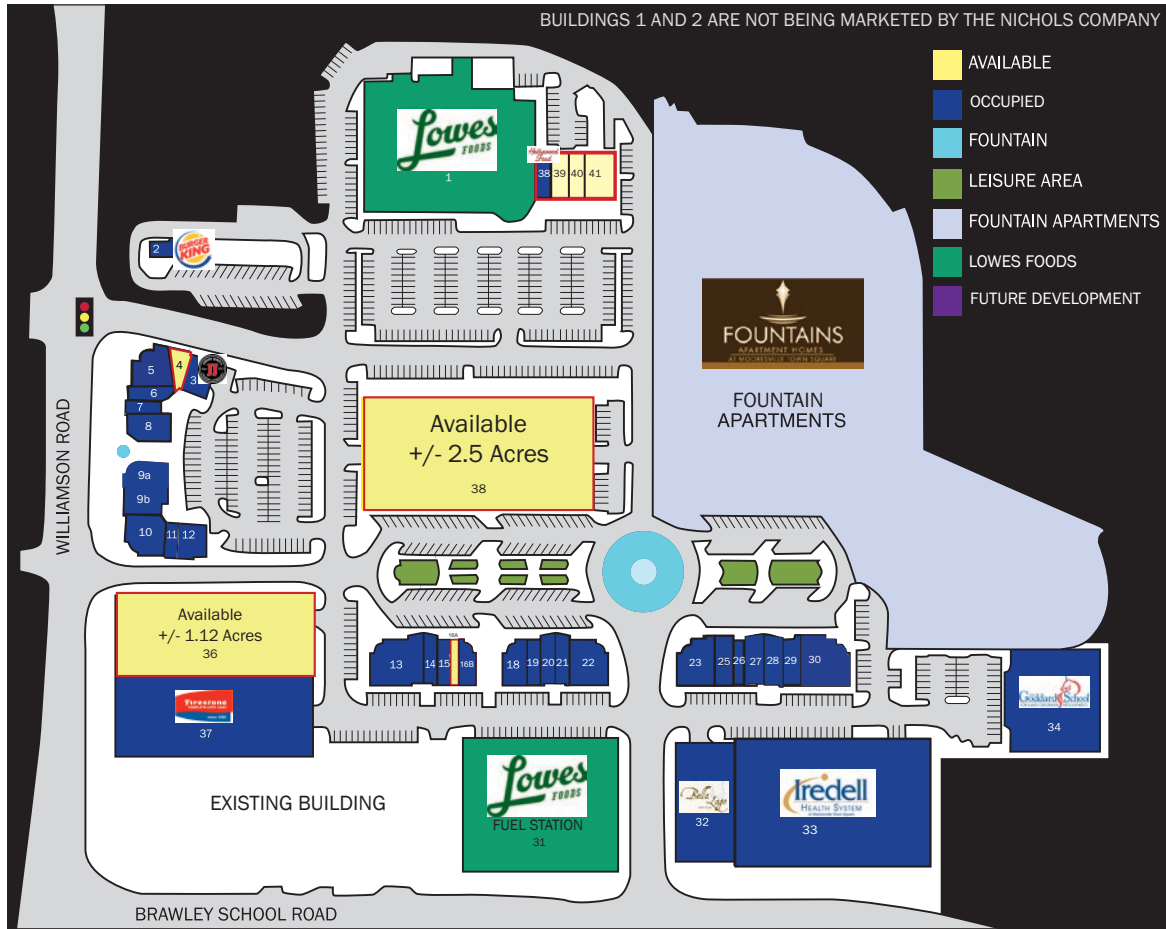


# MOORESVILLE TOWN SQUARE





# SITE PLAN



LOCATION	BUSINESS	SQ. FT.
1	LOWES FOODS	50,156
2	BURGER KING	1.5 AC
3	JIMMY JOHNS	1,376
4	AVAILABLE	1,297
5	BAD DADDY'S	4,634
6	BABY SKY BOUTIQUE	1,127
7	LAVENDAR BOUTIQUE	1,098
8	FIRESTORM PIZZA	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 SALONS	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 OF LAKE NORMAN	5,358
31	FUEL STATION	1.16 AC
32	BELLA LAGO	.51 AC
33	IREDELL MEMORIAL HOSPITAL	1.35 A
34	GODDARD SCHOOL	1.29 AC
35	AVAILABLE	8,447
36	AVAILABLE	1.12 AC
37	FIRESTONE	1.04 AC
38	HOLLYWOOD FEED	3,000
39	AVAILABLE	1,795
40	AVAILABLE	1,795
41	AVAILABLE	1,840







JOSH BEAVER | The Nichols Company | (O) 704.373.9797 | (F) 704.373.9798  
Josh@thenicholscompany.com | www.thenicholscompany.com | 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.