

# MOORESVILLE TOWN SQUARE

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



CONTACT FOR DETAILS

**JOSH BEAVER**

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*Available Retail or Office for Lease*

954 SF AVAILABLE FOR LEASE & 1.2417 ACRE INTERIOR PARCEL AVAILABLE FOR SALE



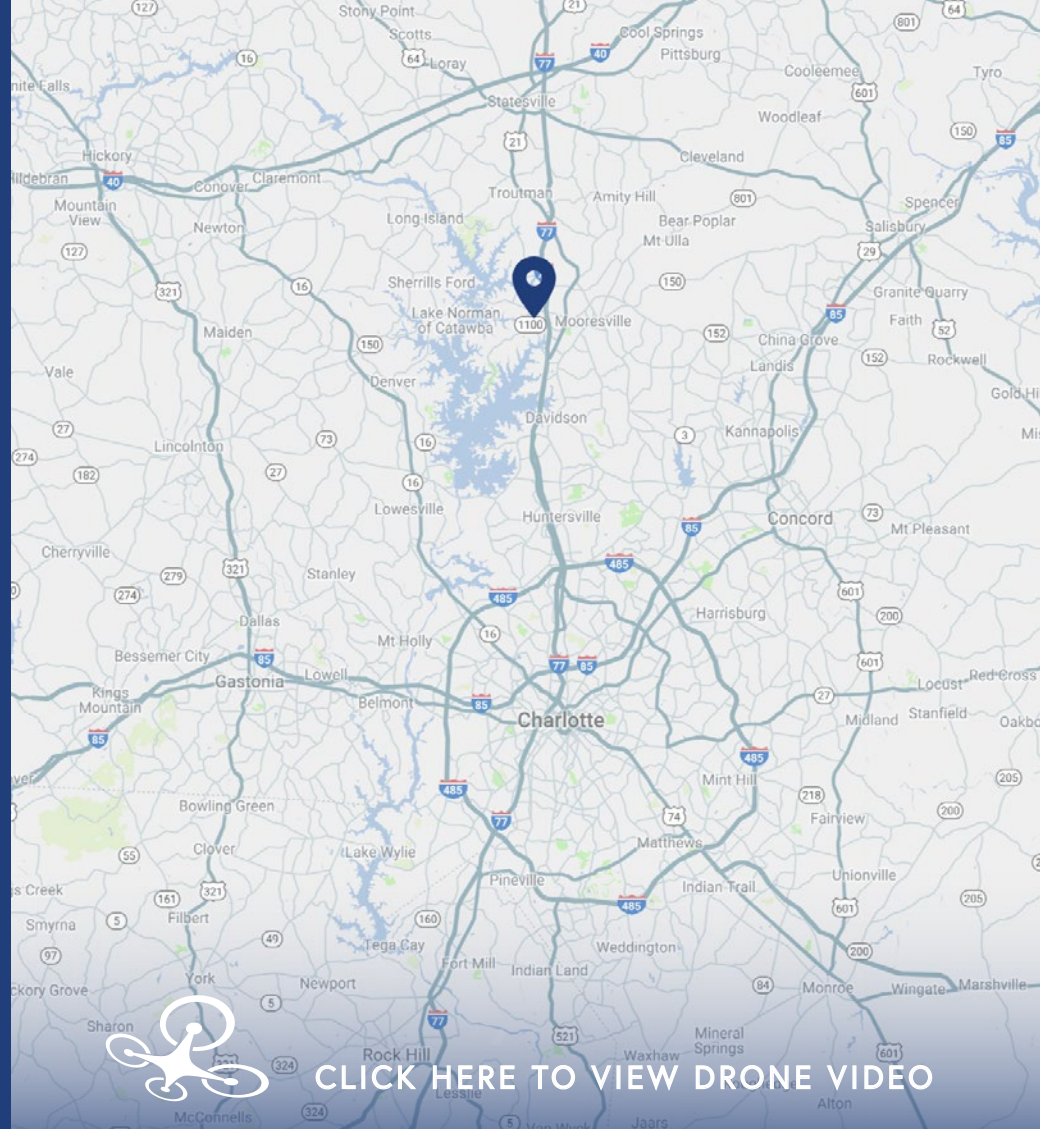
## PROPERTY OVERVIEW

# MOORESVILLE TOWN SQUARE

Mooreville Town Square is located along Brawley School Road and Williamson Road in Mooreville, NC. This intersection is one of the most heavily traveled in all of Mooreville 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

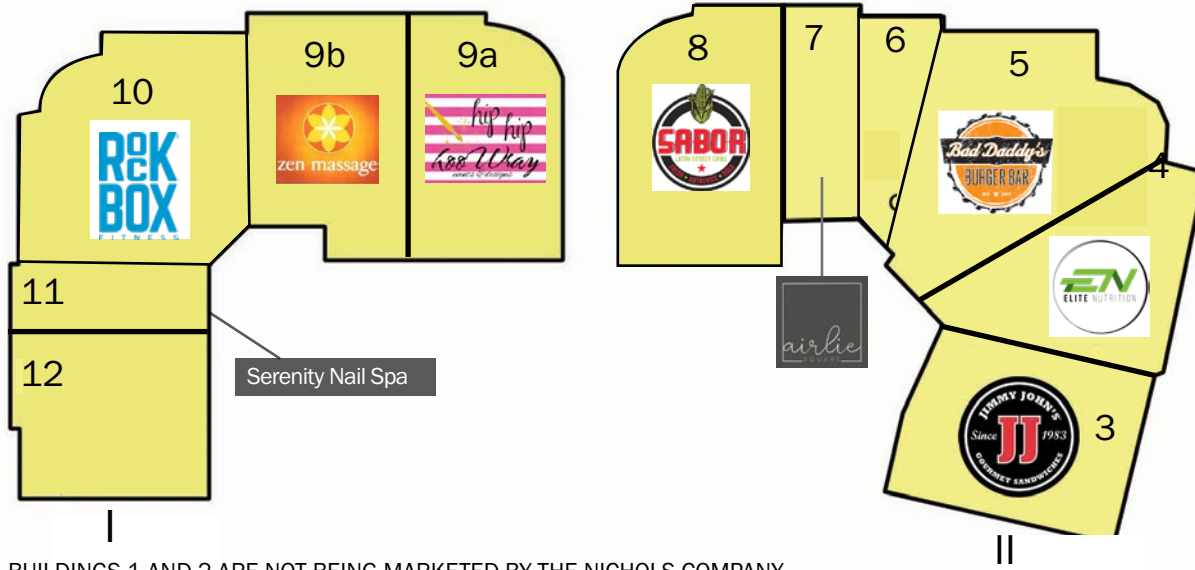
<b>Address</b>	Corner of Brawley School Rd. & Williamson Rd. Mooreville, NC
<b>Square Footage</b>	+/- 954 SF Available for Lease
<b>Acreage</b>	+/- 1.2417 AC Available for Sale
<b>GLA</b>	+/- 122,117 SF
<b>Center Type</b>	Lifestyle Commercial Center plus Outparcel
<b>Access</b>	Direct access from Exit 35 off I-77
<b>Traffic Counts</b>	Williamson Rd.   25,000 VPD Brawley School Rd.   31,000 VPD
<b>Lease Rate</b>	\$32/SF NNN



## DEMOGRAPHICS

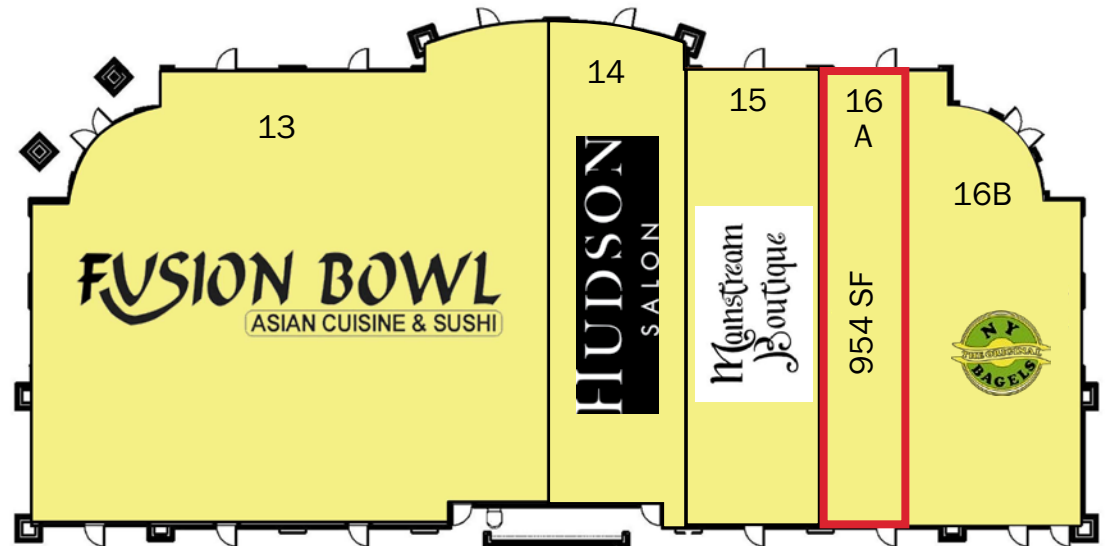
RADIUS	1 MILE	3 MILE	5 MILE
<b>2020 Population</b>	5,957	34,698	75,601
<b>Avg. Household Income</b>	\$111,092	\$106,018	\$107,045
<b>Median Household Income</b>	\$88,394	\$78,628	\$76,522
<b>Households</b>	1,944	13,459	28,603
<b>Daytime Employees</b>	8,536	23,408	33,681

MOORESVILLE TOWN SQUARE  
BUILDING I & II

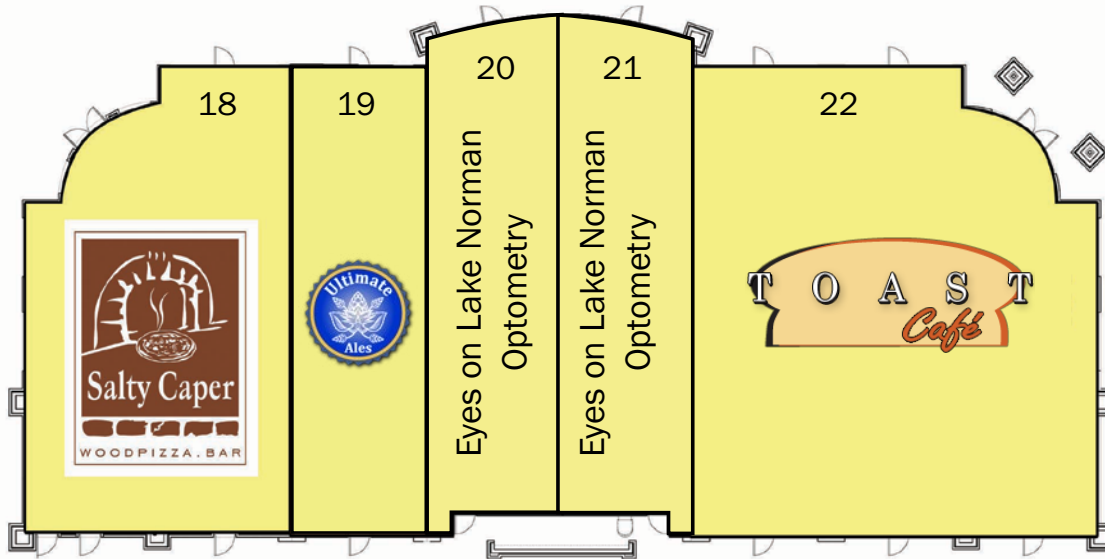


BUILDINGS 1 AND 2 ARE NOT BEING MARKETED BY THE NICHOLS COMPANY

MOORESVILLE TOWN SQUARE  
BUILDING III



MOORESVILLE TOWN SQUARE  
BUILDING IV



MOORESVILLE TOWN SQUARE  
BUILDING V



Expansion space completed Summer 2019

Lease Rate: \$32/SF NNN

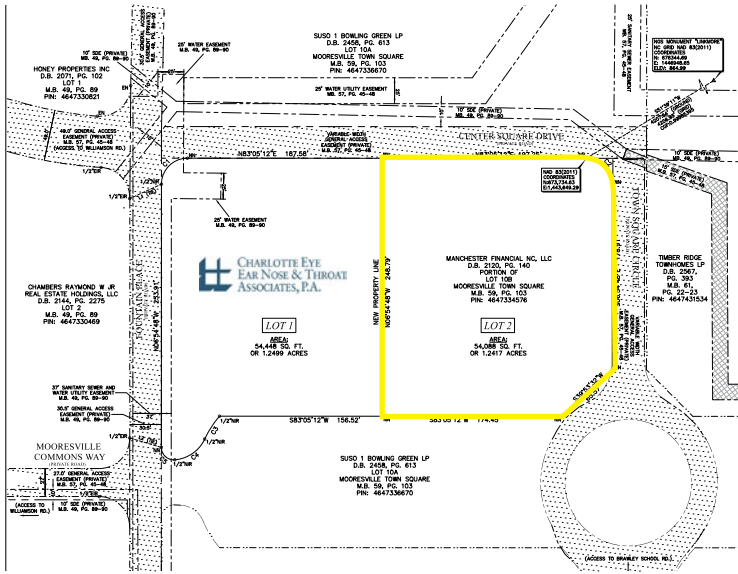








INTERIOR PARCEL





# 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



Williamson Road

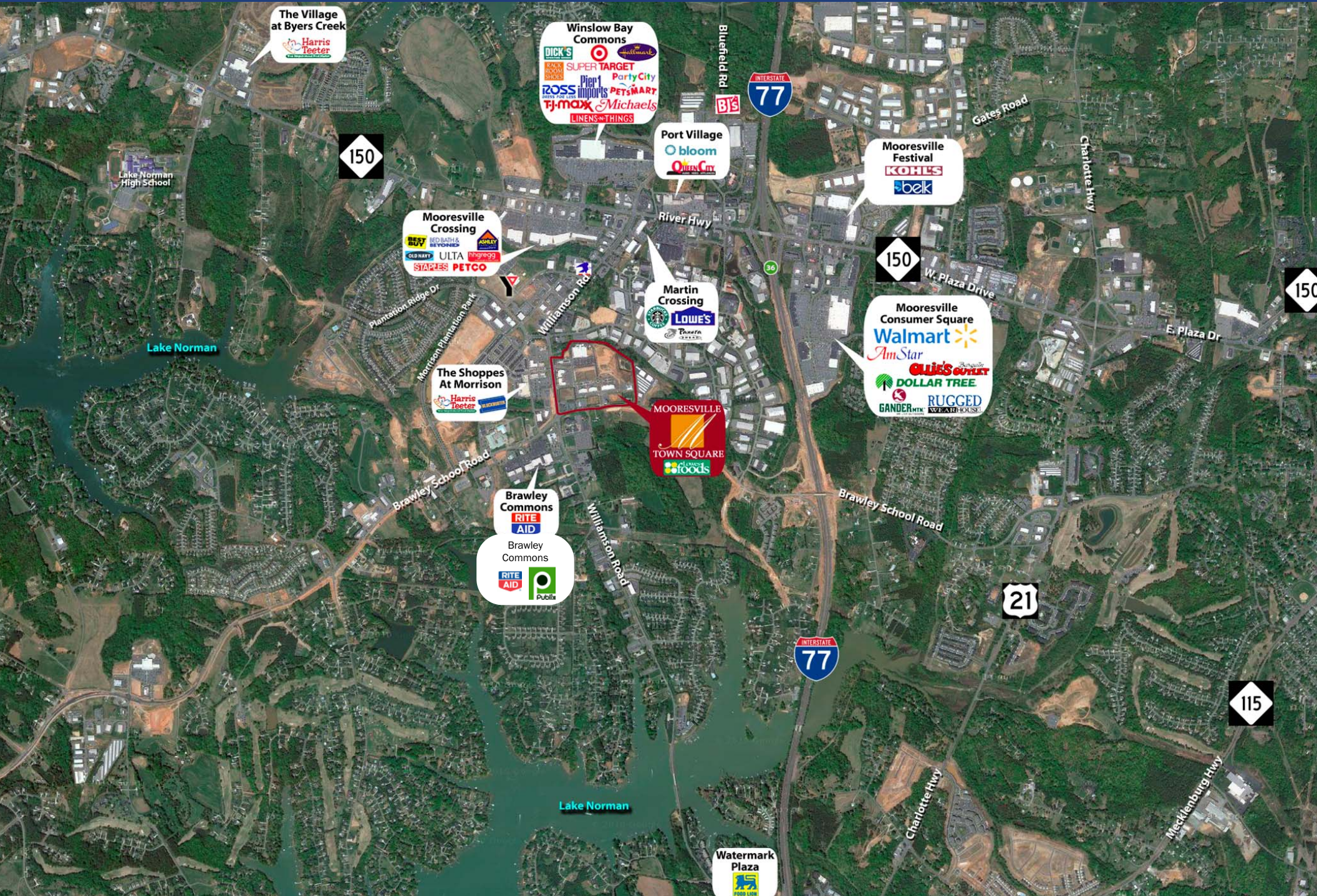
Available Interior Parcel For Sale +/- 1.2417 Acres

Expansion Space

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



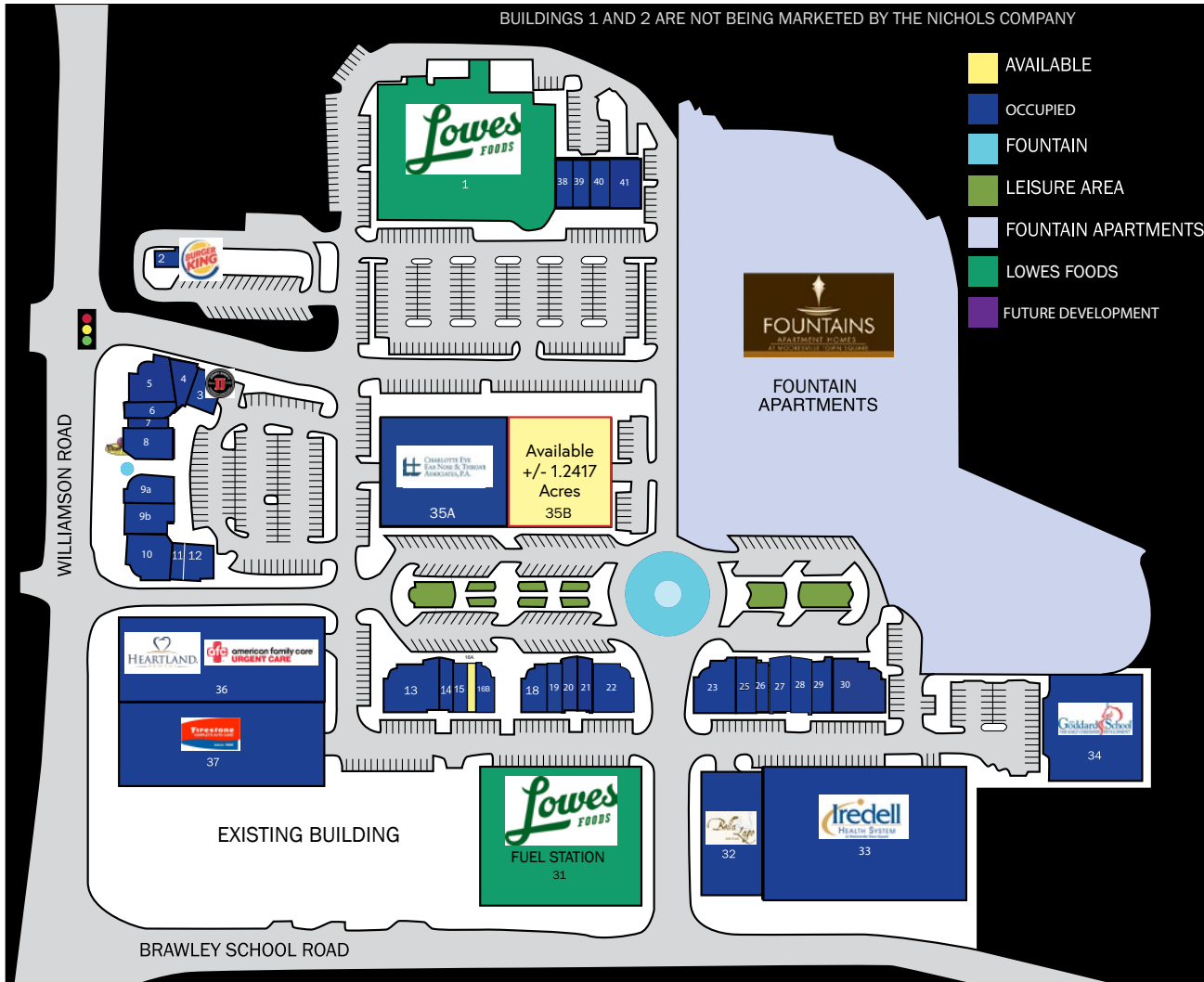
# MARKET OVERVIEW







# SITE PLAN



LOCATION	BUSINESS	SQ. FT.
1	LOWES FOODS	50,156
2	BURGER KING ("DARK")	1.5 AC
3	JIMMY JOHNS	1,376
4	ELITE NUTRITION	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	HIP HIP HOO WRAY	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 &	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
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
39	CLEAN EATZ	1,800
40	DIESEL BARBERSHOP	1,538
41	ALLEN TATE REALTORS	2,092





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## THE NICHOLS COMPANY

### Website

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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.