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**Available**  
Interior Parcel for  
Lease or BTS



# Interior Parcel Available Moore'sville Town Square

At the corner of Brawley School Rd and Williamson Rd  
Moore'sville, NC





## ABOUT INTERIOR PARCEL

This +/- 2.5 acre interior parcel, approved for retail buildings up to +/- 48,000 SF, is available for proposed retail and restaurant leasing or is suitable for a BTS at Mooreville Town Square, a 122,117 SF Lifestyle Retail Center located along Brawley School Road and Williamson Road in Mooresville, NC. This lifestyle retail center also features a 227 unit luxury apartment community, Fountains at Mooreville Town Square, situated right in the heart of the center. Located directly off of I-77 with direct access from exit 35, Mooreville Town Square offers premium signage visibility and easy access to high-income Lake Norman communities which have numerous household incomes of more than \$100,000. Current tenants include Famous Toastery, Bad Daddy's Burger Bar, Salty Caper and Lowe's Foods which recently underwent a \$5 million renovation.

### Traffic Counts

Brawley School Road - Est. 25,000 VPD

Williamson Road - Est. 26,000 VPD

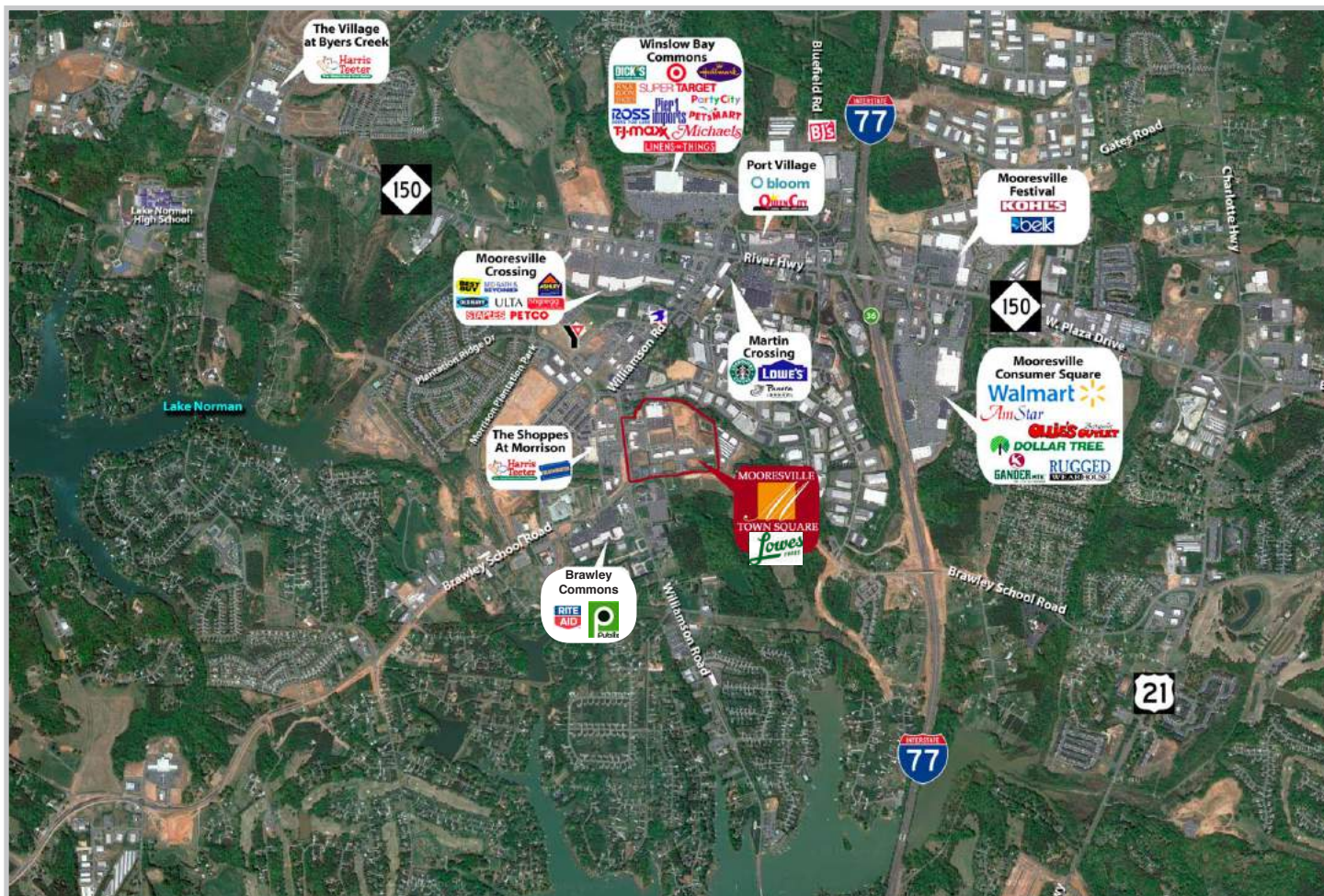
## SITE ATTRIBUTES

- +/- 2.5 Acre Interior Parcel for Lease or BTS
- Approved for up to 48,000 SF Retail Space
- Site Ready
- Zoning: Commercial
- Call for Leasing Details





## AREA MAP



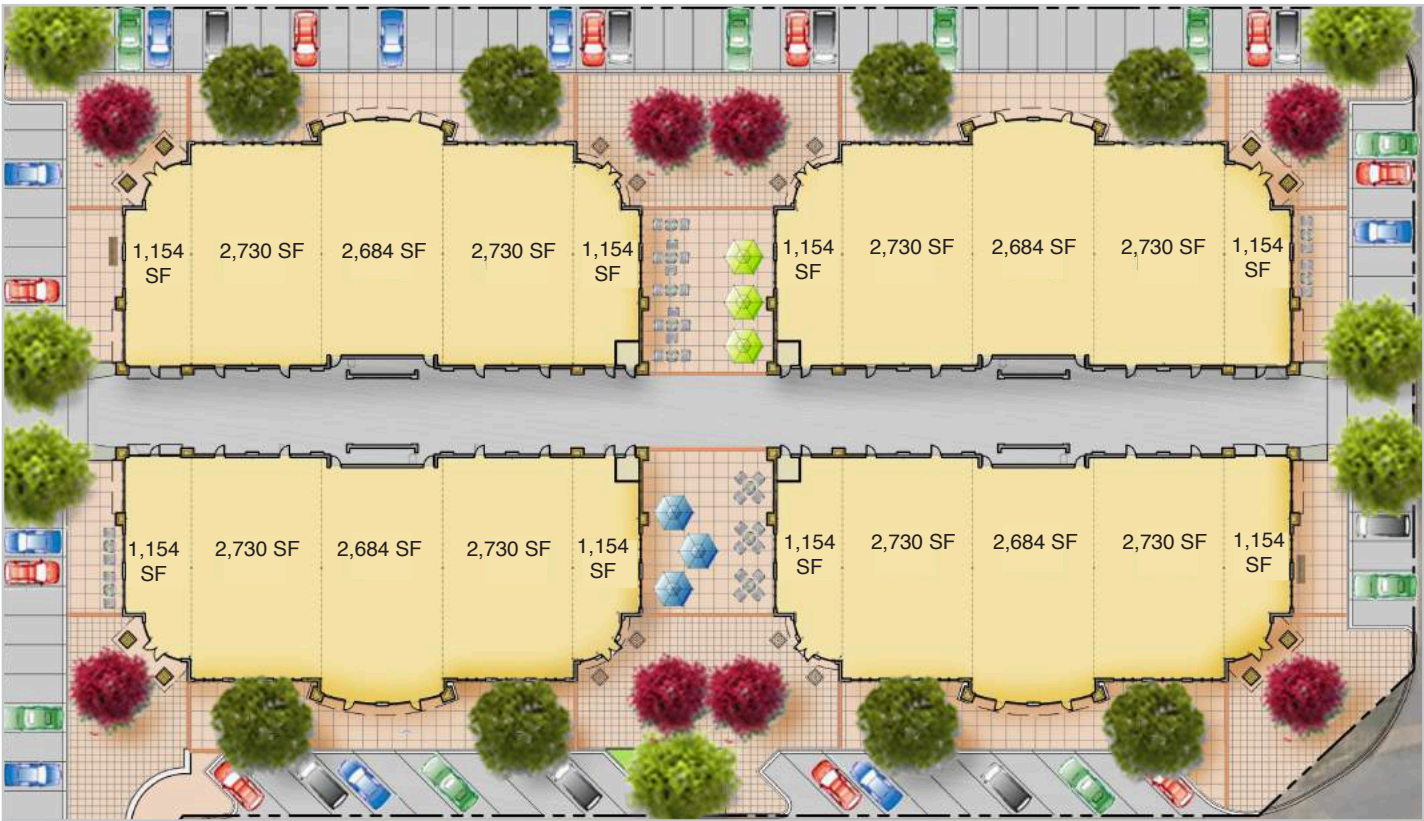
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,511	31,712	65,556
Average HH Income	\$101,476	\$86,819	\$87,654
Per Capita Income	\$35,001	\$33,835	\$32,458
Median Age	35	38	39

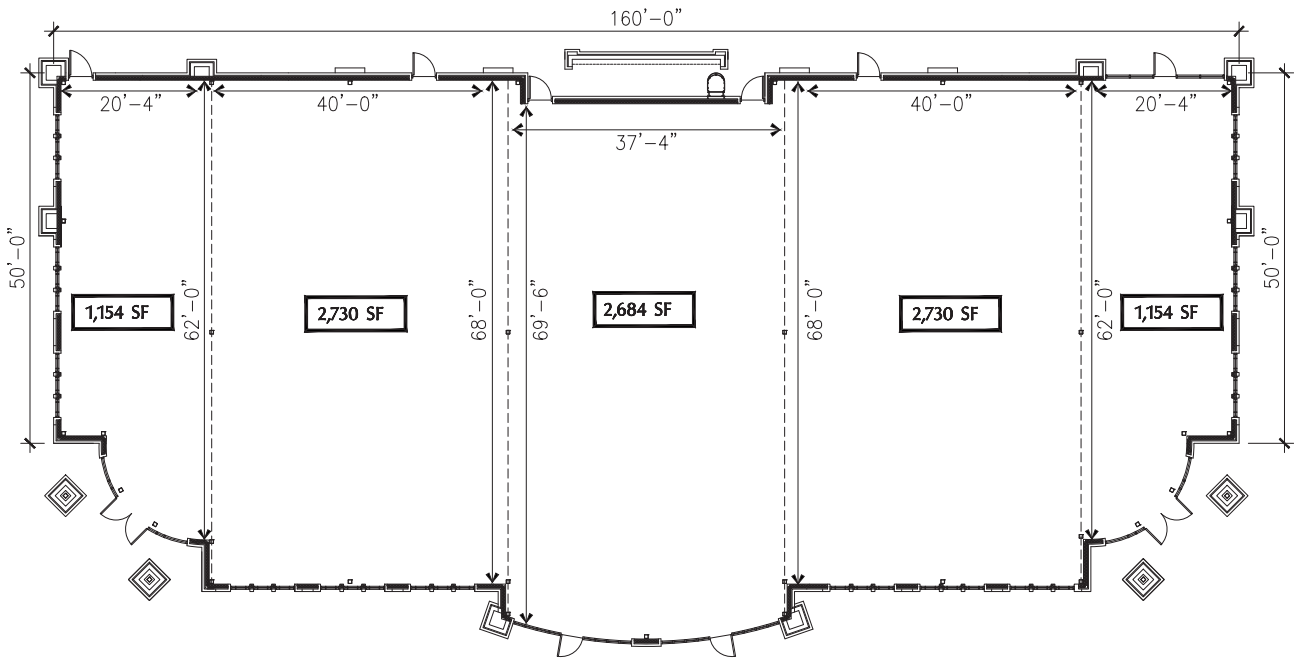




# CONCEPTUAL SITE PLAN & FLOOR PLANS - INTERIOR PARCEL



\*Spaces can be combined

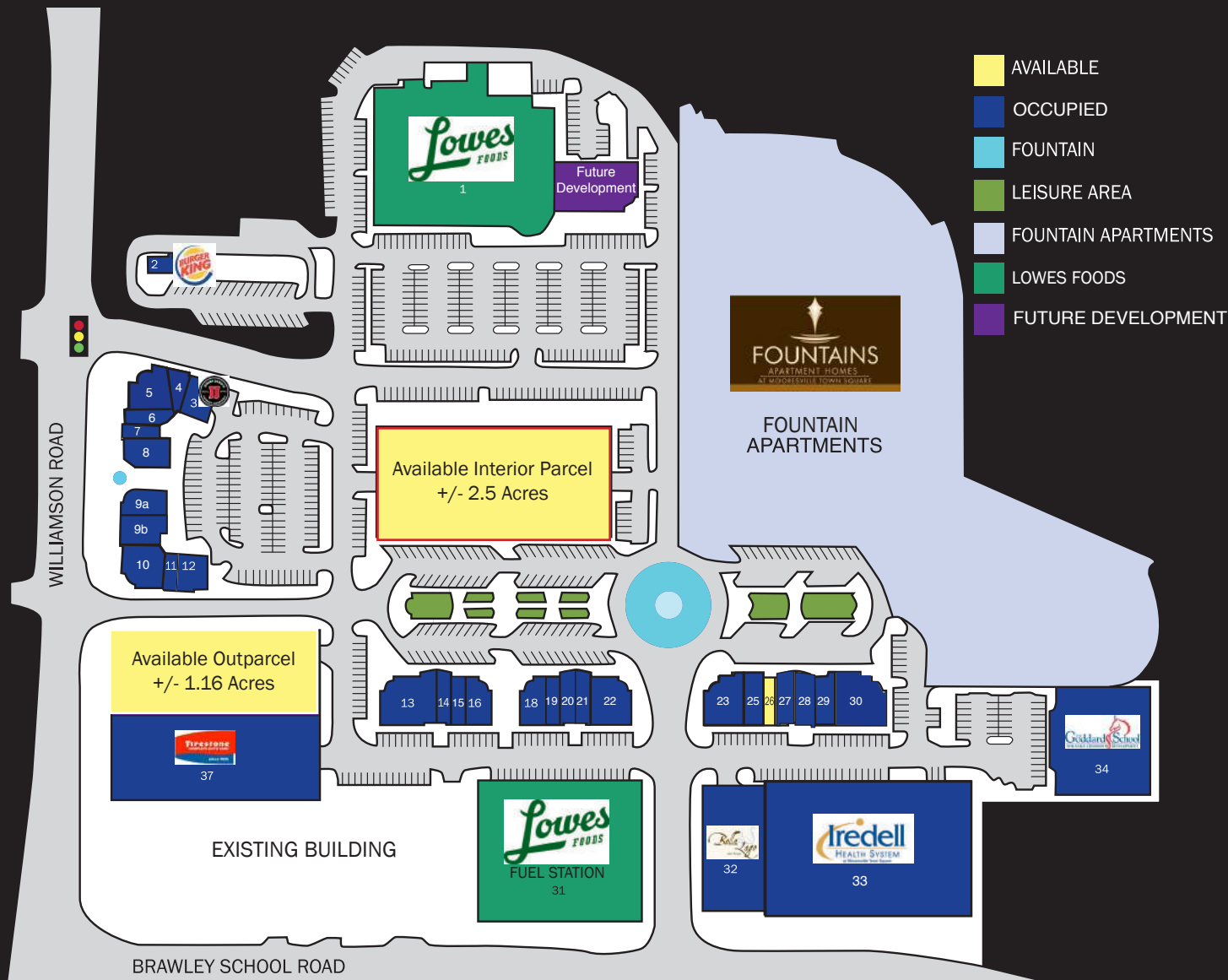




# CONCEPTUAL ELEVATION - INTERIOR PARCEL



# MOORESVILLE TOWN SQUARE RETAIL SITE PLAN



LOCATION	BUSINESS	SQ. FT.	LOCATION	BUSINESS	SQ. FT.	LOCATION	BUSINESS	SQ. FT.
1	LOWES FOODS	50,156	13	FUSION BOWL	5,425	26	AVAILABLE	1,400
2	BURGER KING	1.5 AC	14	STUDIO 126	1,382	27	ANCHOR REAL ESTATE	2,142
3	JIMMY JOHNS	1,376	15	MAINSTREAM BOUTIQUE	1,371	28 &	SWEETGRASS	1,455
4	GROUND	1,297	16	ORIGINAL NY BAGEL	2,616	29	GIFTS	2,256
5	BAD DADDY'S	4,634	18	SALTY CAPER RESTAURANT	2,583	30	TREK BICYCLES OF LAKE NORMAN	5,358
6	BABY SKY BOUTIQUE	1,127	19	ULTIMATE ALES	1,266	31	FUEL STATION	1.16 AC
7	LAVENDAR BOUTIQUE	1,098	20 &	EYES ON LAKE	1,591	32	BELLA LAGO	.51 AC
8	FIRESTORM PIZZA	2,530	21	NORMAN OPTOMETRY	1,416	33	IREDELL MEMORIAL HOSPITAL	1.35 AC
9a	HIP HIP HOO WRAY	2,134	22	TOAST CAFE	4,008	34	GODDARD SCHOOL	1.29 AC
9b	ZEN MASSAGE	2,474	23	LENOX SALONS	3,395	35	AVAILABLE	8,447
10	AVAILABLE	3,709	25	CLUB PILATES	2,017	36	AVAILABLE	1.16 AC
11	SERENITY NAIL SPA	1,041				37	FIRESTONE	1.04 AC
12	MARTINIZING DRY CLEANERS	2,069						

For more information please contact:  
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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.

