

Available Interior Parcel for Sale



Mooresville Town Square Interior Parcel

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

ABOUT:

This +/- 2.5-Acre interior parcel, approved for commercial buildings up to +/- 48,000 SF, is available for sale at Mooresville Town Square, a 122,117 SF Lifestyle Commercial Center located along Brawley School Road and Williamson Road in Mooresville, NC. This center also features a 227 unit luxury apartment community, Fountains at Mooresville Town Square, situated right in the heart of the center. Located directly off of I-77 with direct access from exit 35, Mooresville 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.

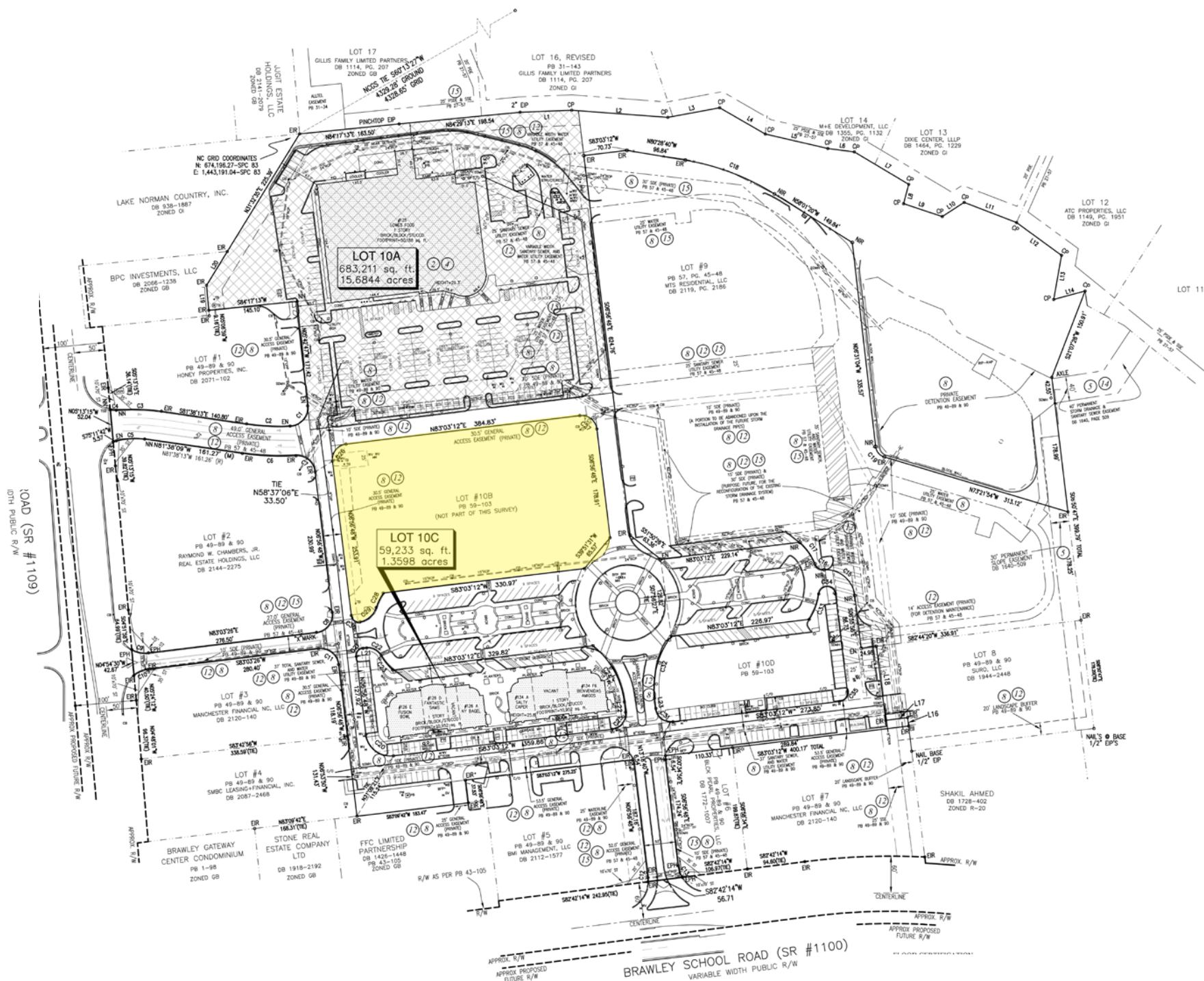
SITE ATTRIBUTES:

- +/- 2.5-Acre Interior Parcel for Sale
- Approved for up to 48,000 SF of Commercial Space
- Site Ready
- Parcel can be sub-divided
- Zoning: Commercial
- Outparcel - Under Contract
- Sale Price, \$1,900,000 (*Owner financing is available)
- Call for Details

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			

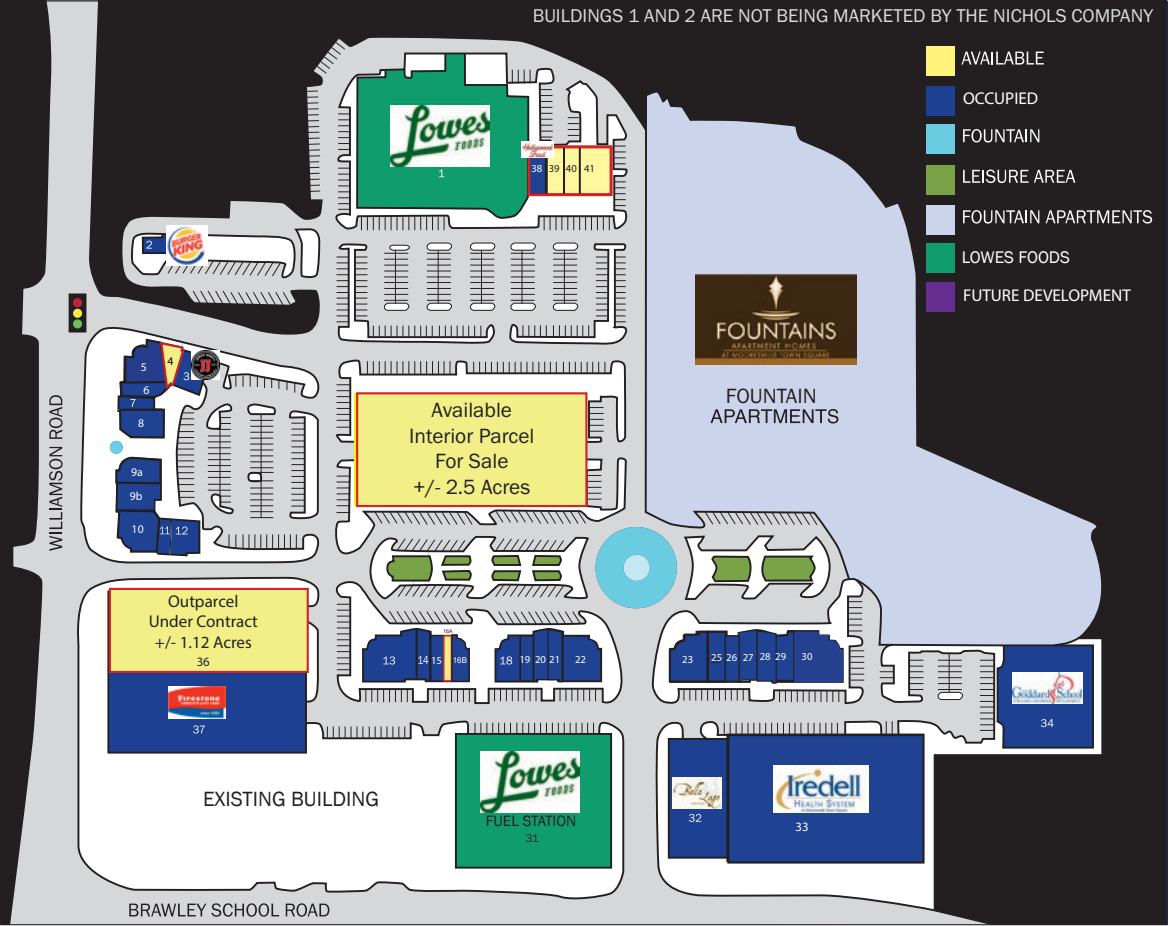
[Click Here to Watch Drone Video](#)





BRAWLEY SCHOOL ROAD (SR #1100)
VARIABLE WIDTH PUBLIC R/W

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	2,069
	CLEANER	
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	1,591
22	NORMAN OPTOMETRY	1,416
23	TOAST CAFE	4,008
25	LENOX SALONS	3,395
27	CLUB PILATES	2,017
26	BENCHMARK PHYSICAL THERAPY	1,400
27	ANCHOR REAL ESTATE	2,142
28 & 29	SWEETGRASS GIFTS	1,455
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

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