

MOORESVILLE TOWN SQUARE

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

AVAILABLE INTERIOR PARCEL FOR SALE

Lowes
FOODS

Available
Interior Parcel
For Sale
+/- 2.5 Acres

FOUNTAINS
APARTMENT HOMES
AT MOORESVILLE TOWN SQUARE

HEARTLAND
DENTAL

Lowes
FOODS



Williamson Road

ACCESS

Full Movement: - - - - ->

Right In, Right Out: - - - - ->

Brawley School Road

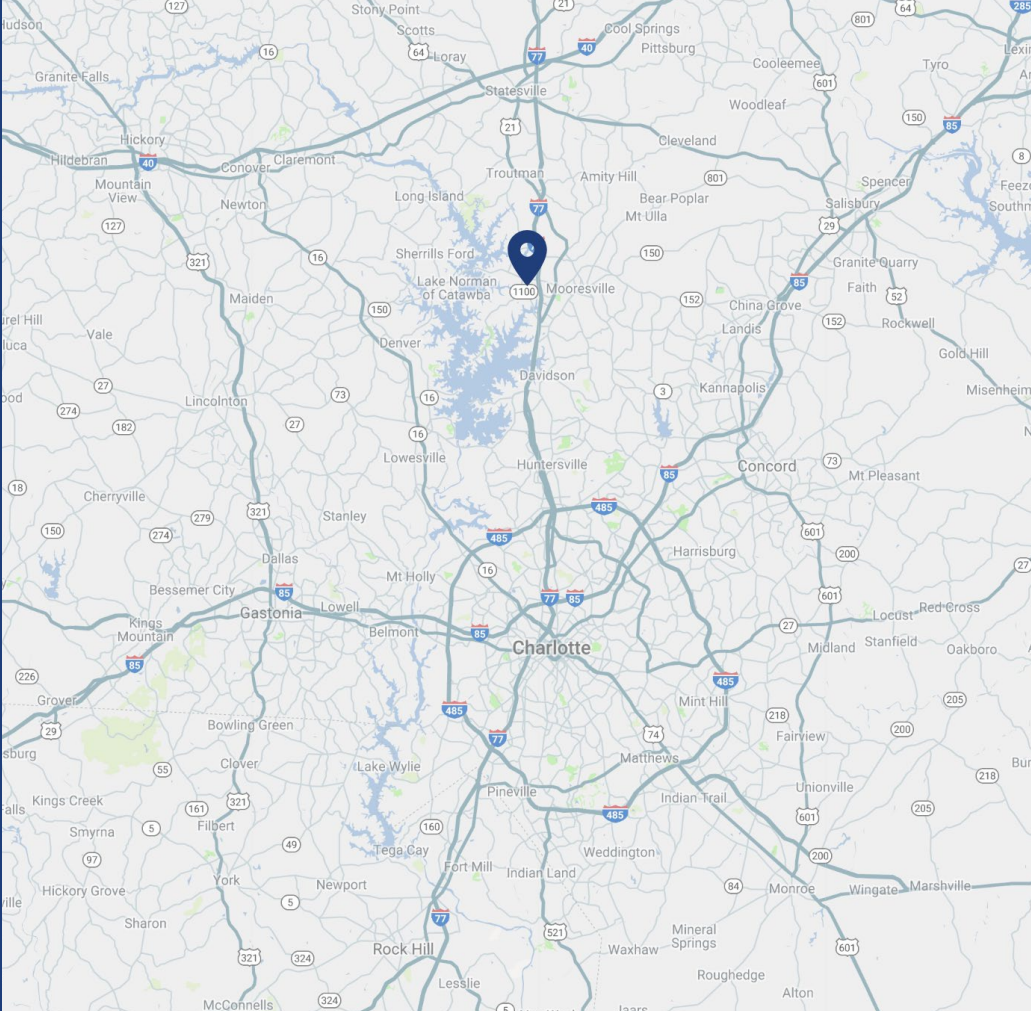
PROPERTY OVERVIEW

MOORESVILLE TOWN SQUARE

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.

PROPERTY DETAILS

Address	Corner of Brawley School Rd. & Williamson Rd. Mooresville, NC
Available AC	+/- 2.5 AC Interior Parcel for Sale
GLA	Approved for up to +/- 48,000 SF of Commercial Space Can be sub-divided
Zoning	Commercial
Access	Direct access from Exit 35 off I-77
Traffic Counts	Williamson Rd. 25,000 VPD Brawley School Rd. 31,000 VPD
Sale Price	\$1,900,000 (Owner financing is available)
Additional Notes	Site Ready Call for Details

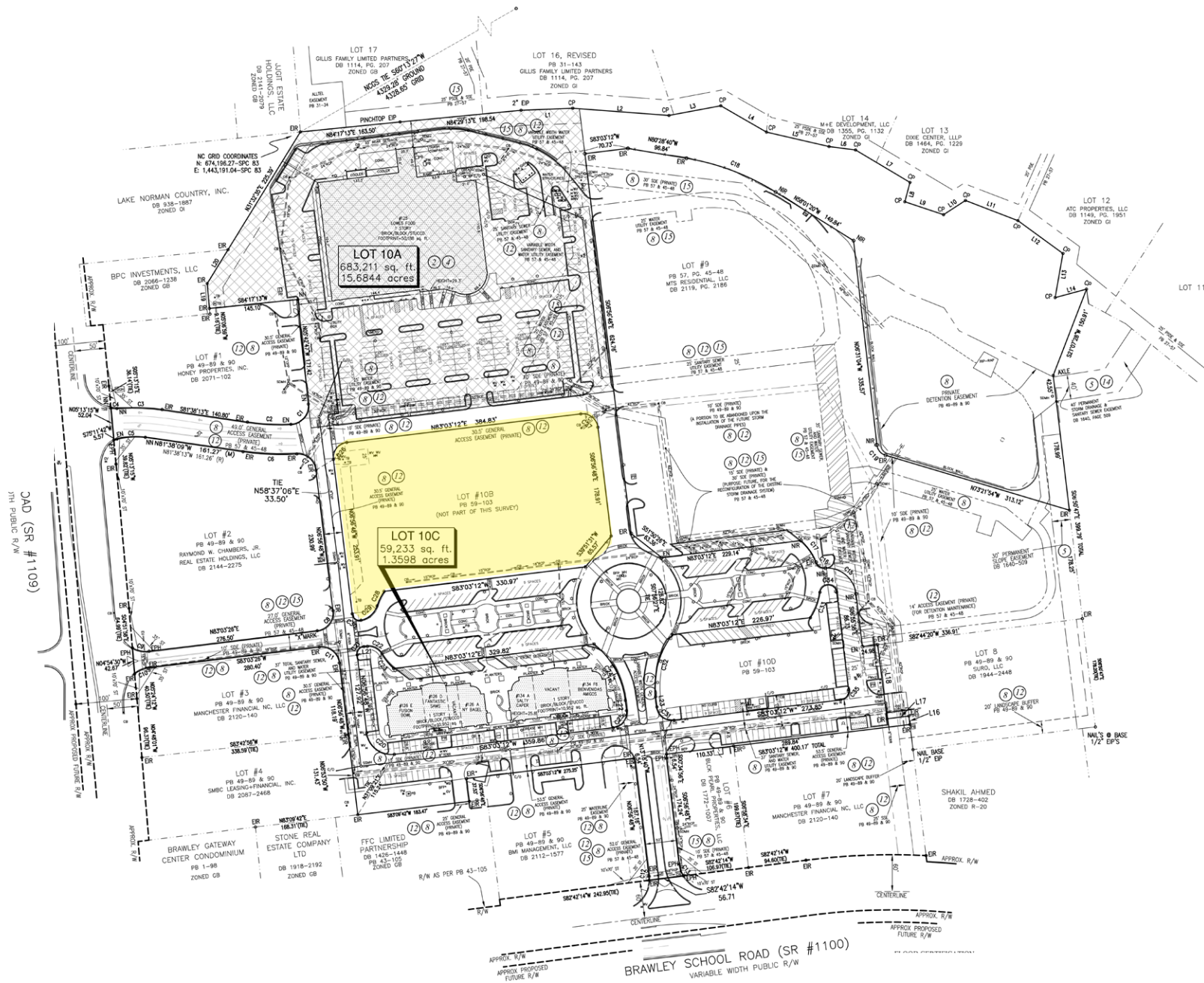


DEMOGRAPHICS

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](#)


SURVEY



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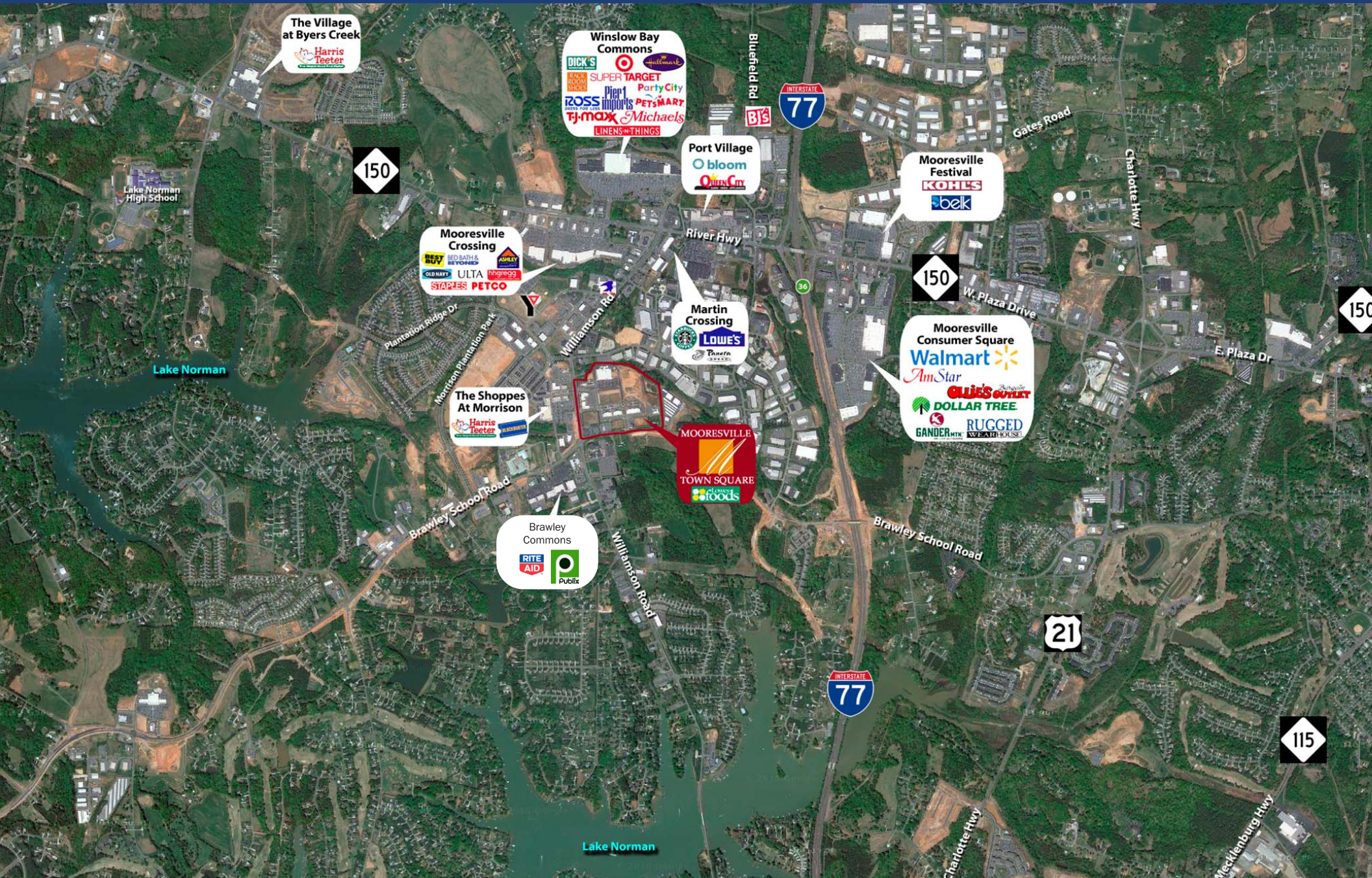
Williamson Road

Brawley School Road

Full Movement: 

Right In, Right Out: 

MARKET OVERVIEW



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	1,371
	BOUTIQUE	
16A	AVAILABLE	954
16B	ORIGINAL NY BAGEL	1,662
18	SALTY CAPER	2,583
	RESTAURANT	
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	5,358
	OF LAKE NORMAN	
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	HEARTLAND DENTAL	1.12 AC
37	FIRESTONE	1.04 AC
38	HOLLYWOOD FEED	3,000
39	CLEAN EATZ	1,800
40	AVAILABLE	1,789
41	AVAILABLE	1,841



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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.