

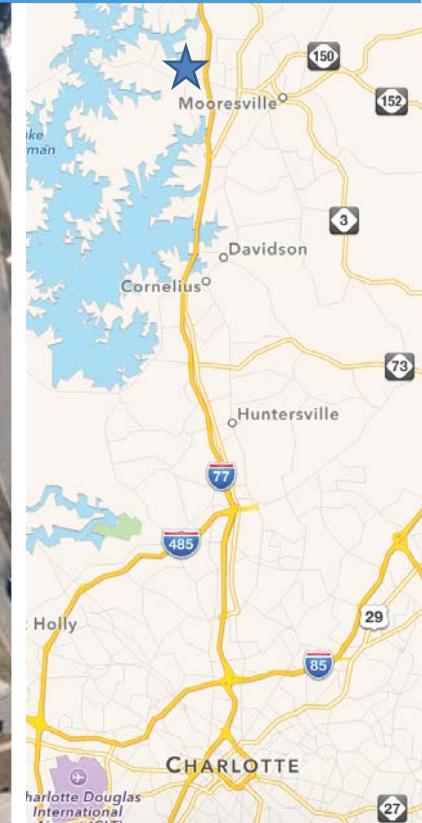
MOORESVILLE CROSSING II

HWY 150 @ MORRISON PLANTATION PARKWAY
EXIT 36 OFF I-77 MOORESVILLE, NC 28117

GRADED PAD SITE
AVAILABLE



GRADED PAD SITE AVAILABLE - MOORESVILLE, NC



PROPERTY INFORMATION

- +/- 72,900 SF Regional Shopping Center anchored by HH Gregg & Ashley Furniture
- Located on Hwy 150, the dominant commercial corridor off I-77 with strong national tenant mix
- High growth market with Mooresville/South Iredell County populations to grow by 47% between 2010 and 2030

PROPERTY HIGHLIGHTS

- +/- 1.7 Acre Graded Pad Site with 5/1000 parking ratio
- Zoned up to 22,000 SF
- 90% of Site Work Complete
- Zoned – CMX (General Business District)
- For Sale or BT5

BROKER CONTACT

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AREA EMPLOYERS



3,000+ employees 1,200+ employees 1,200+ employees



350+ employees 930+ employees



450+ employees

DEMOGRAPHICS

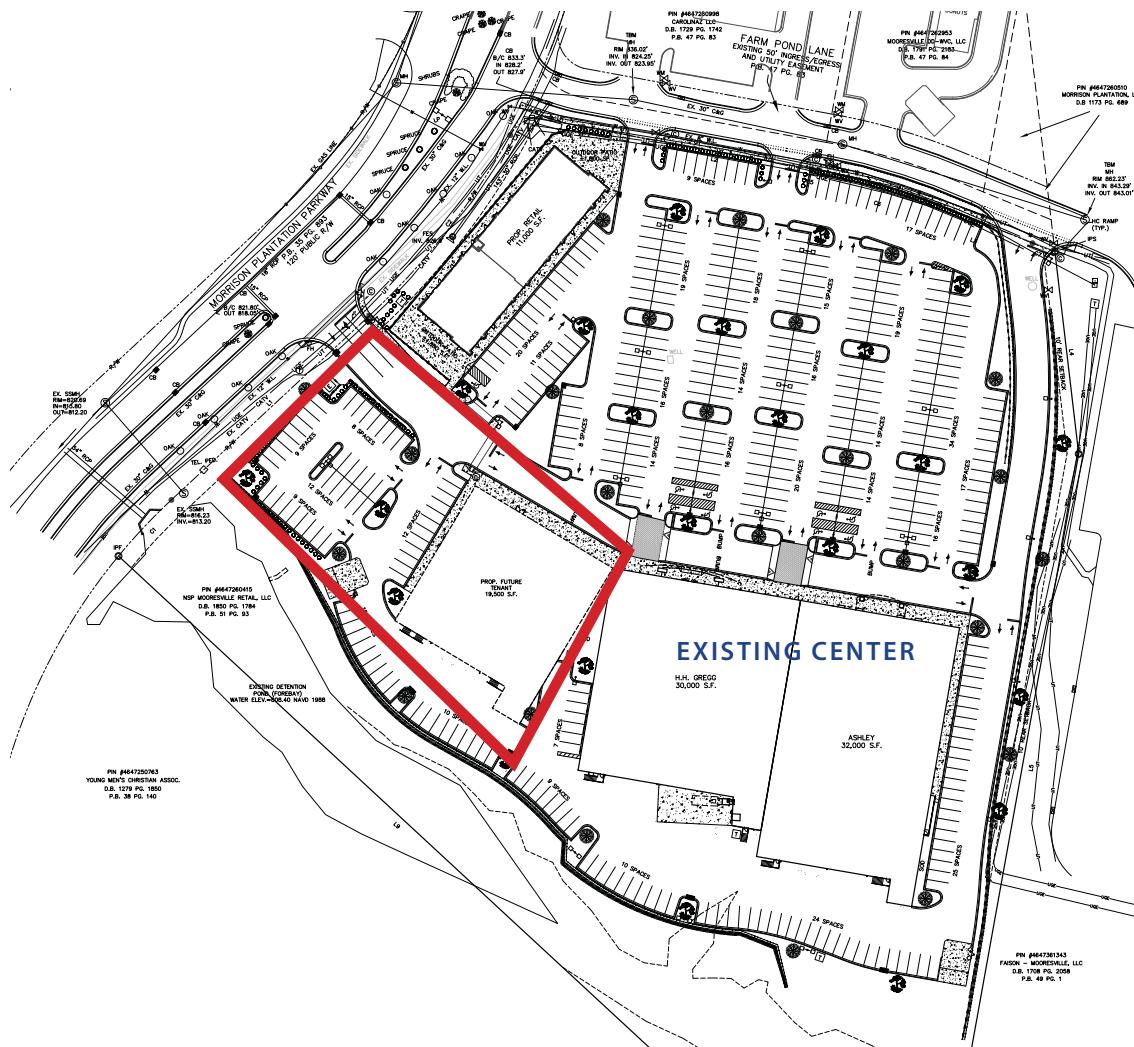
POPULATION	3 Miles: 25,554	5 Miles: 64,414	10 Miles: 155,939
AVG. H.H. INCOME	3 Miles: \$88,693	5 Miles: \$90,725	10 Miles: \$96,565
DAYTIME POP.	3 Miles: 20,257	5 Miles: 34,866	10 Miles: 70,441

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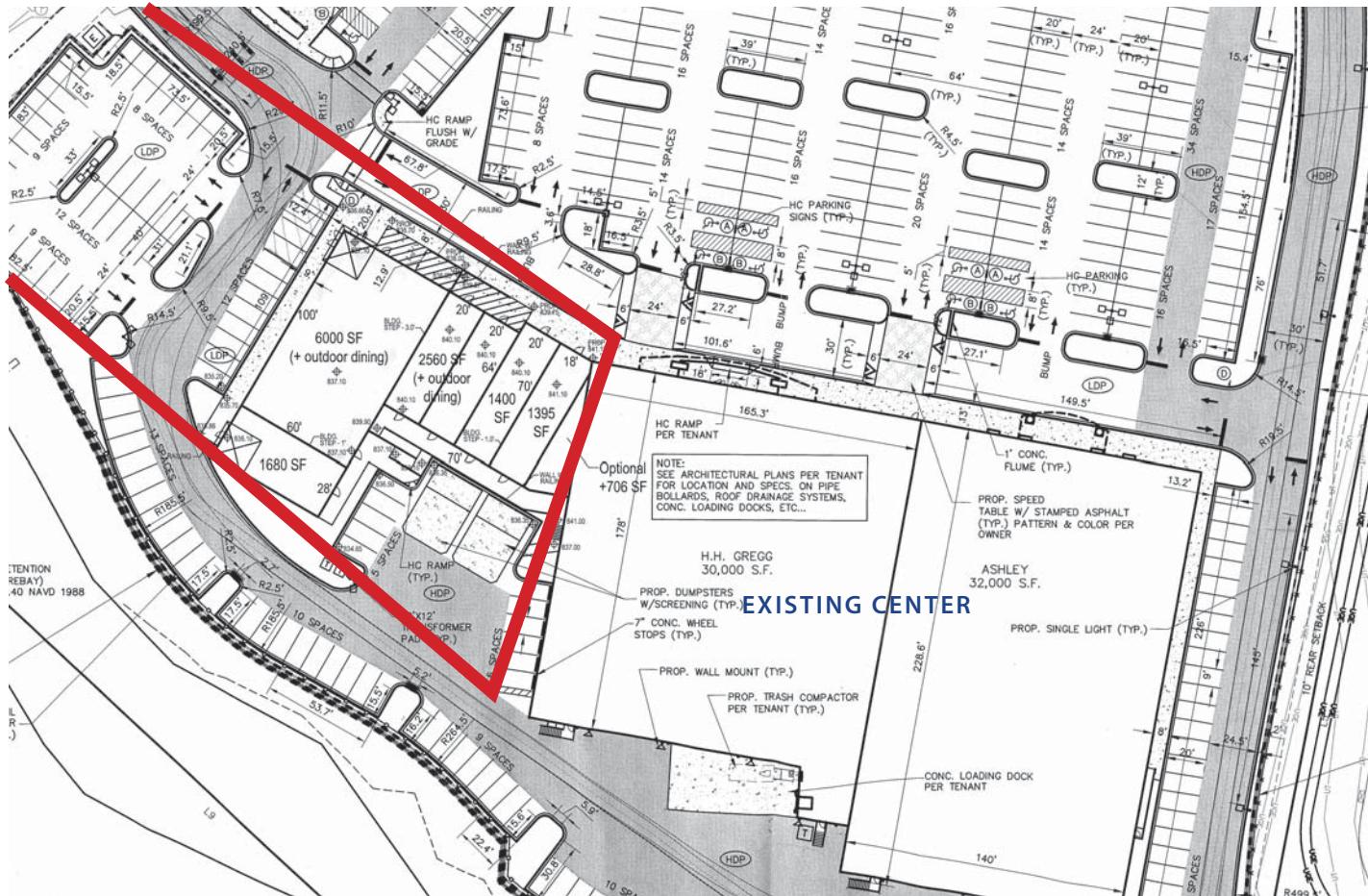
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CONCEPTUAL
OPTION 1-RETAIL

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CONCEPTUAL OPTION 2 - RETAIL

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AREA HIGHLIGHTS

- Lake Norman is the largest lake in North Carolina bringing in \$23 million in tourism every year
- Mooresville NC is part of the Lake Norman community and is central to some of the best outdoor recreational activities in NC
- 28117 zip code was ranked in the "Top Ten" for the "Charlotte Area's Wealthiest Zip Codes" and ranked Number Three for "Most Expensive Homes." (Charlotte Business Journal)
- Home to Trump National Charlotte Golf and Lake Club located off Brawley School Rd.
- Also known as "Race City USA," Mooresville is home to many of NASCAR's most prominent teams

