Mooresville Town Square

Corner of Brawley School Road & Williamson Road | Mooresville, NC 28117



Available for Lease

+/- 963 - 3,007 SF Retail or Office Suites

Property Overview

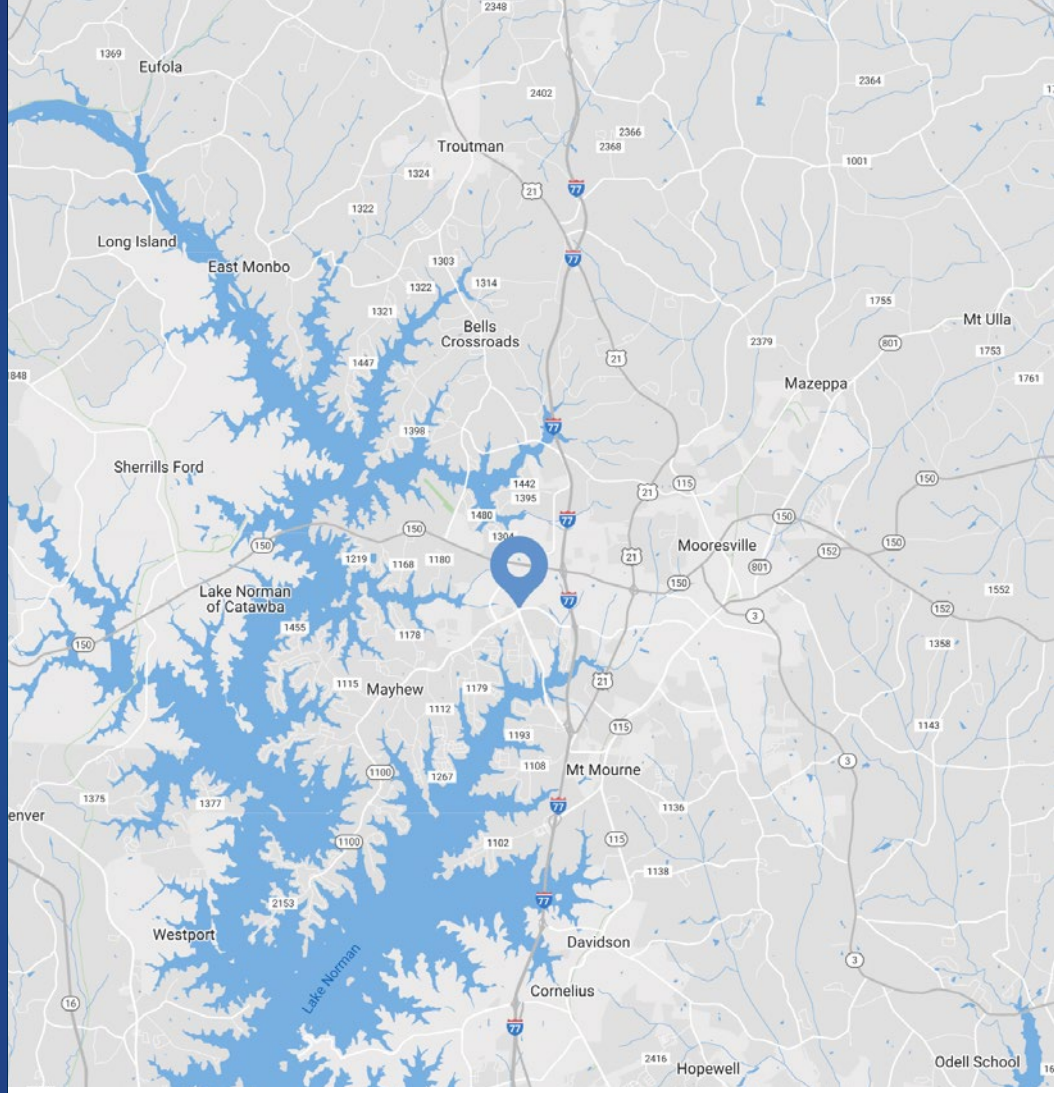
Mooresville Town Square
Available for Lease

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

Address	Corner of Brawley School Road & Williamson Road Mooresville, NC 28117
Availability	+/- 963 - 3,007 SF Available for Lease
GLA	+/- 122,117 SF
Center Type	Lifestyle Commercial Center plus Outparcel
Access	Direct access from Exit 35 off I-77
Traffic Counts	Williamson Rd. | 25,000 VPD Brawley School Rd. | 31,000 VPD
Lease Rate	Call for Leasing Details

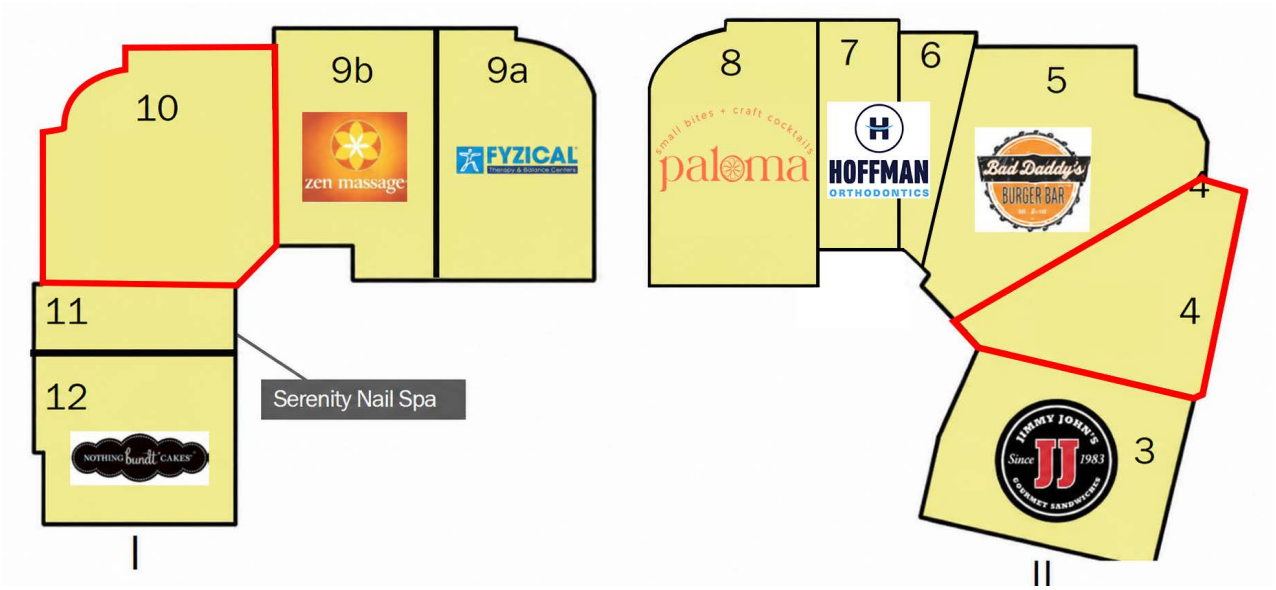




Demographics

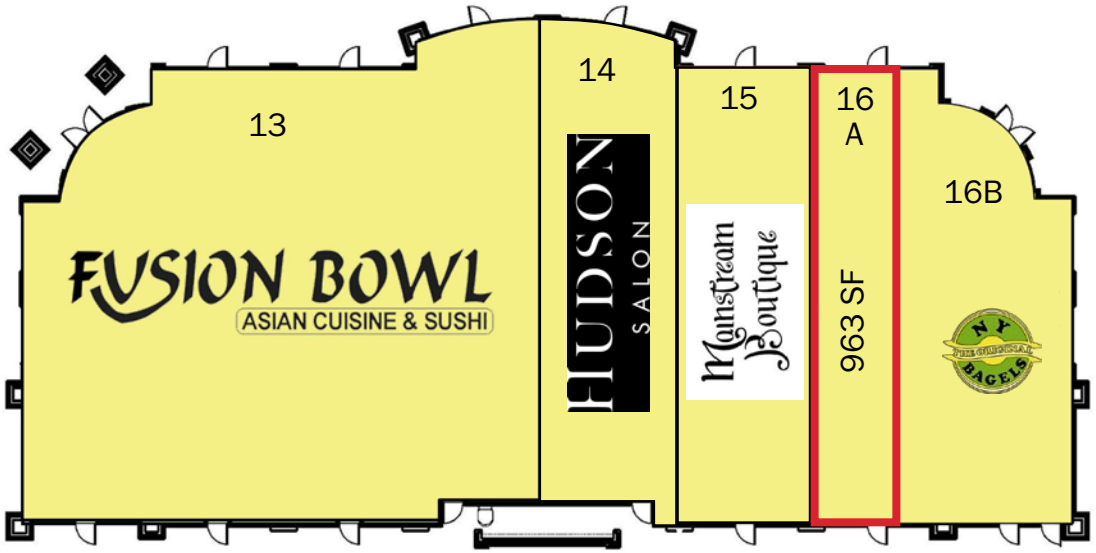
RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	4,352	39,939	86,243
Avg. Household Income	$172,841	$153,275	$158,897
Median Household Income	$125,944	$108,868	$113,314
Households	1,954	17,048	35,274
Daytime Employees	10,068	24,420	36,052

Mooresville Town Square
Building I & II



Buildings 1 and 2 are not being marketed by The Nichols Company

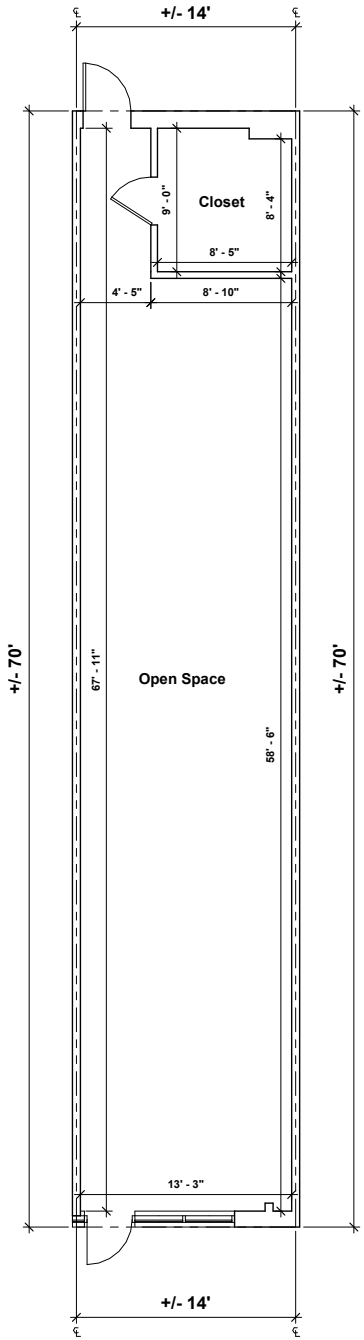
Mooresville Town Square
Building III



Available

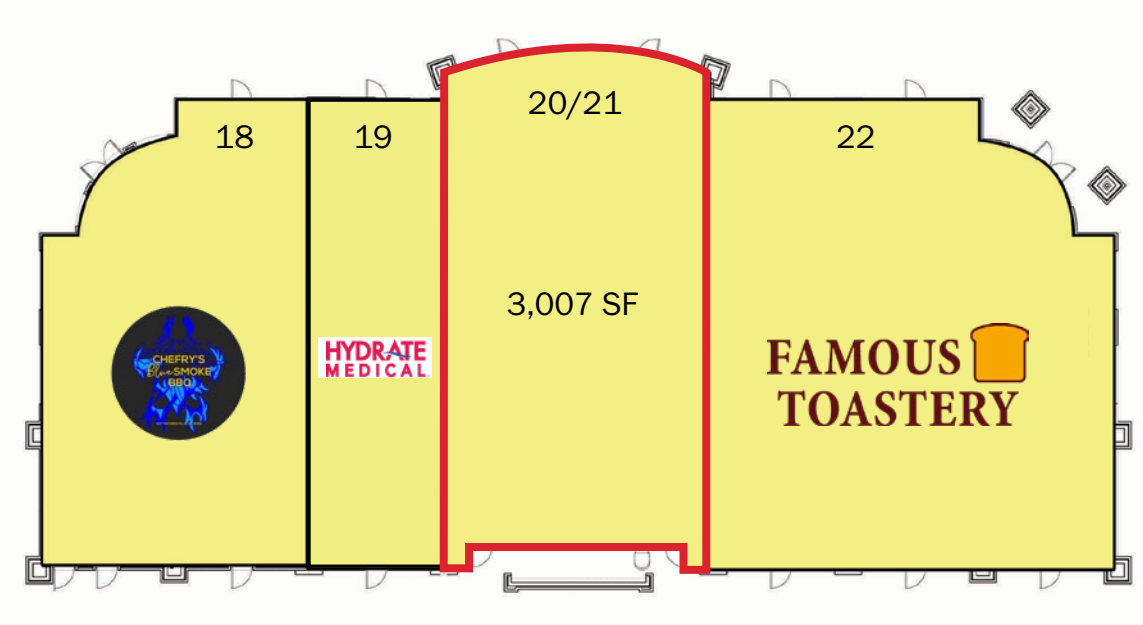
+/- 963 SF

Virtual Tour

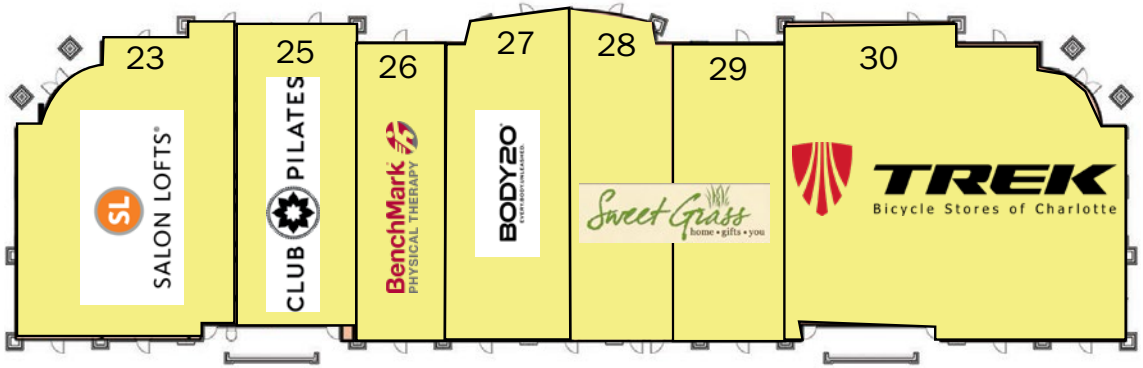




Mooresville Town Square
Building IV



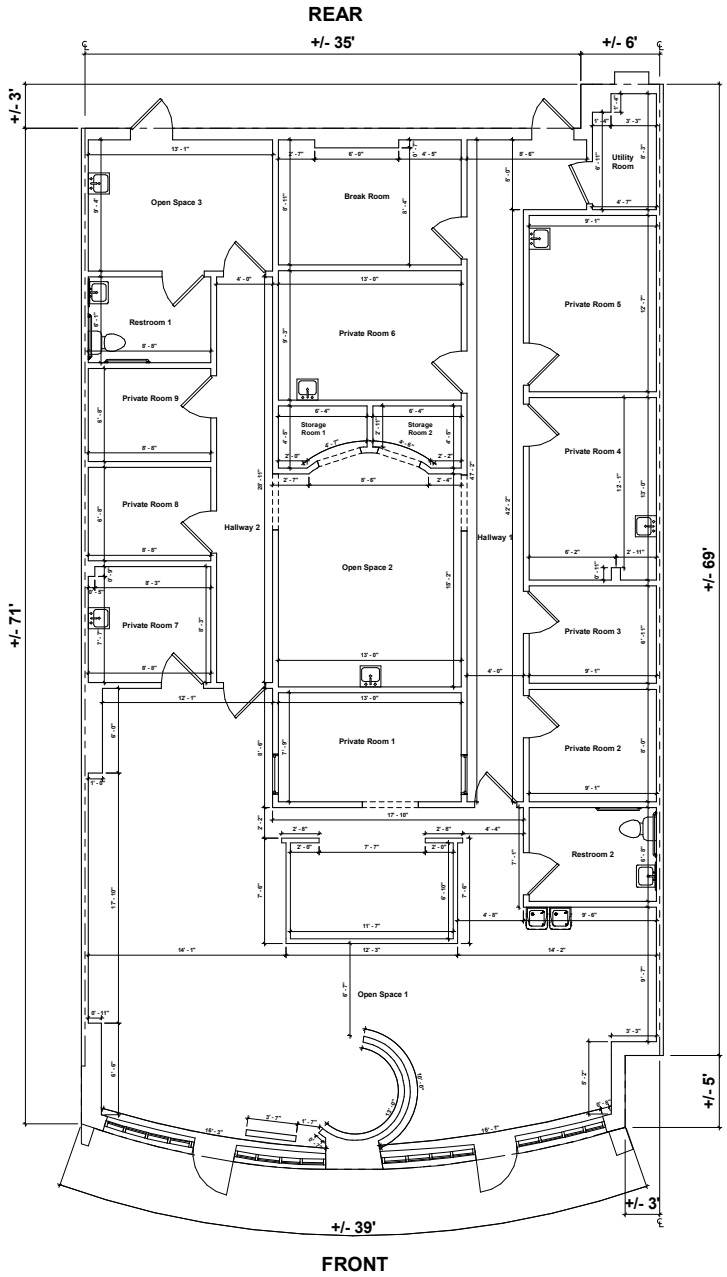
Mooresville Town Square
Building V



Available

+/- 3,007 SF

Virtual Tour







Expansion space completed Summer 2019




Hollywood Feed
CleanEatz
diesel
BARBERSHOP
Allen Tate
REALTORS


137



Fountains at Mooresville Town Square

Charlotte, NC

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.



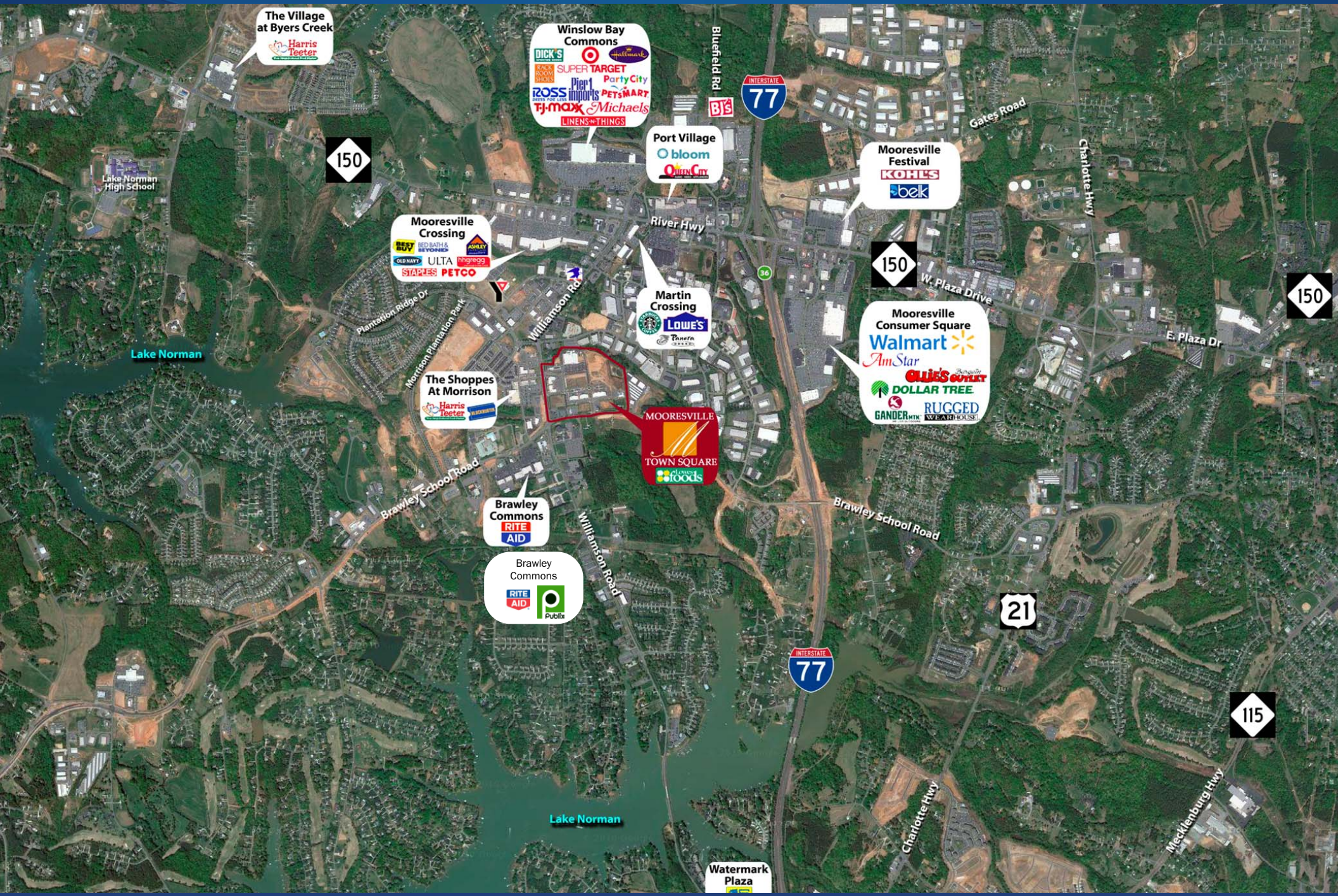




Market Overview



Market Overview

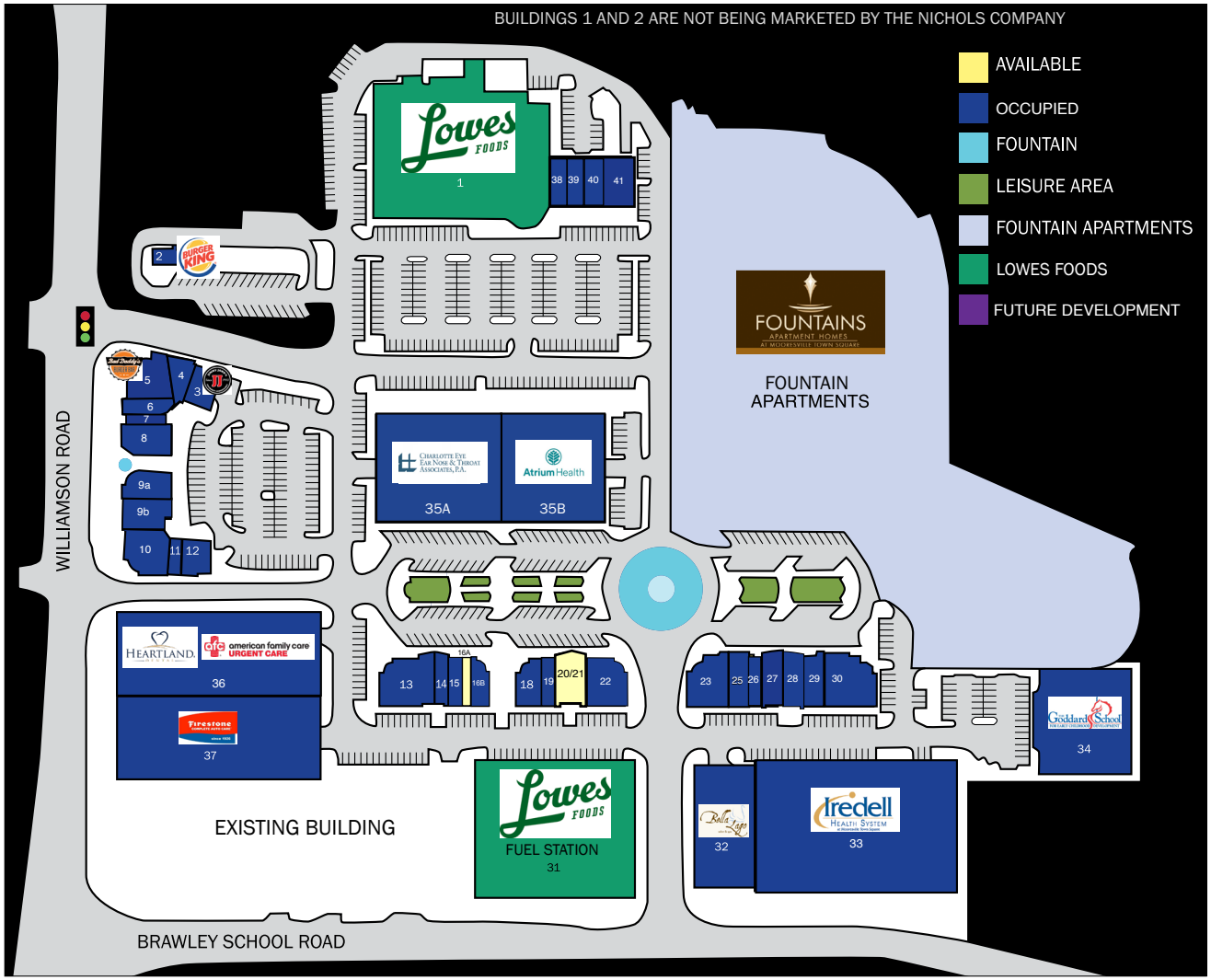



SL
SALON LOFTS




HUDSON
FUSION BOWL

Site Plan



Location	Tenant	SF
1	LOWES FOODS	50,156
2	BURGER KING ("DARK")	1.5 AC
3	JIMMY JOHNS	1,376
4	VACANT	1,297
5	BAD DADDY'S BURGER BAR	4,634
6 & 7	HOFFMAN ORTHODONTICS	1,127 1.098
8	PALOMA	2,530
9a	FYZICAL CLINICS OF THE CAROLINAS	2,134
9b	ZEN MASSAGE	2,474
10	VACANT	3,709
11	SERENITY NAIL SPA	1,041
12	NOTHING BUNDT CAKES	2,069
13	FUSION BOWL	5,425
14	HUDSON SALON	1,382
15	MAINSTREAM BOUTIQUE	1,371
16A	AVAILABLE	963
16B	ORIGINAL NY BAGEL	1,662
18	CHEFRY'S BLUE SMOKE BBQ	2,583
19	HYDRATE MEDICAL	1,266
20 & 21	AVAILABLE	3,007
22	FAMOUS TOASTERY	4,008
23	SALON LOFTS	3,395
25	CLUB PILATES	2,017
26	BENCHMARK PHYSICAL THERAPY	1,400
27	BODY20	2,142
28 & 29	SWEETGRASS GIFTS	1,455 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	ATRIUM HEALTH	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



Contact for Details

Josh Beaver
(704) 749 - 5726
josh@thenicholscompany.com

Website
www.TheNicholsCompany.com

Phone
Office (704) 373-9797
Fax (704) 373-9798

Address
1204 Central Avenue, Suite 201
Charlotte, NC 28204

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.