

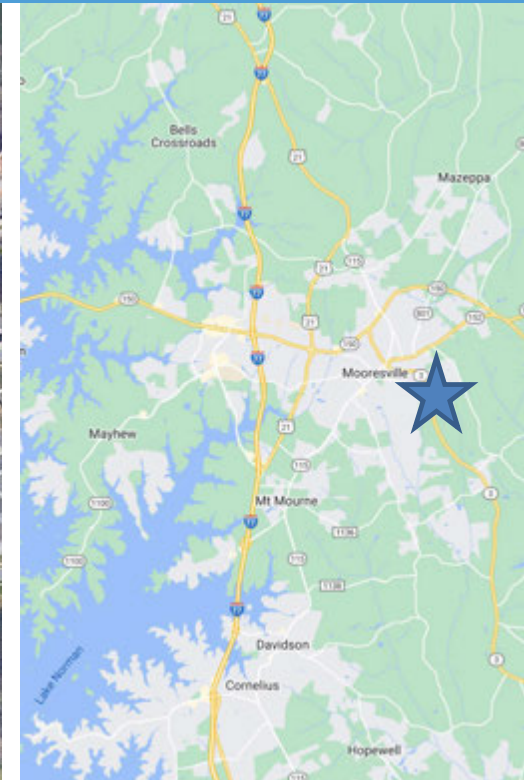
E. IREDELL AVE. & KEY STREET

MOORESVILLE, NC 28117

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

+/- 3.6 ACRES OUTPARCEL AVAILABLE



PROPERTY HIGHLIGHTS

- +/- 3.6 acres; Ability to divide into pads sites of +/- 1 acre to +/- 1.5 acres
- Walmart Neighborhood Market Shadow Retail Outparcels available for Lease or Build-To-Suit on E. Iredell Ave./Hwy 3 near intersection of E. Iredell Ave., E Center Drive and Harris Crossing Ave.
- Zoning: Corridor Mix Use (CM)
- Located in the heart of new and existing residential communities. Area population continues to grow at accelerated pace with strong household incomes in Mooresville Graded School District ranked #6 in North Carolina.

DEMOGRAPHICS (2023)

	3 Miles	5 Miles	7 Miles	Trade Area
 Population	33,017	61,212	101,954	44,490
 Households	12,898	24,407	39,680	17,245
 Avg. HH Income	\$98,962	\$107,476	\$122,508	\$103,061
 Daytime Pop.	20,872	48,471	70,845	26,774

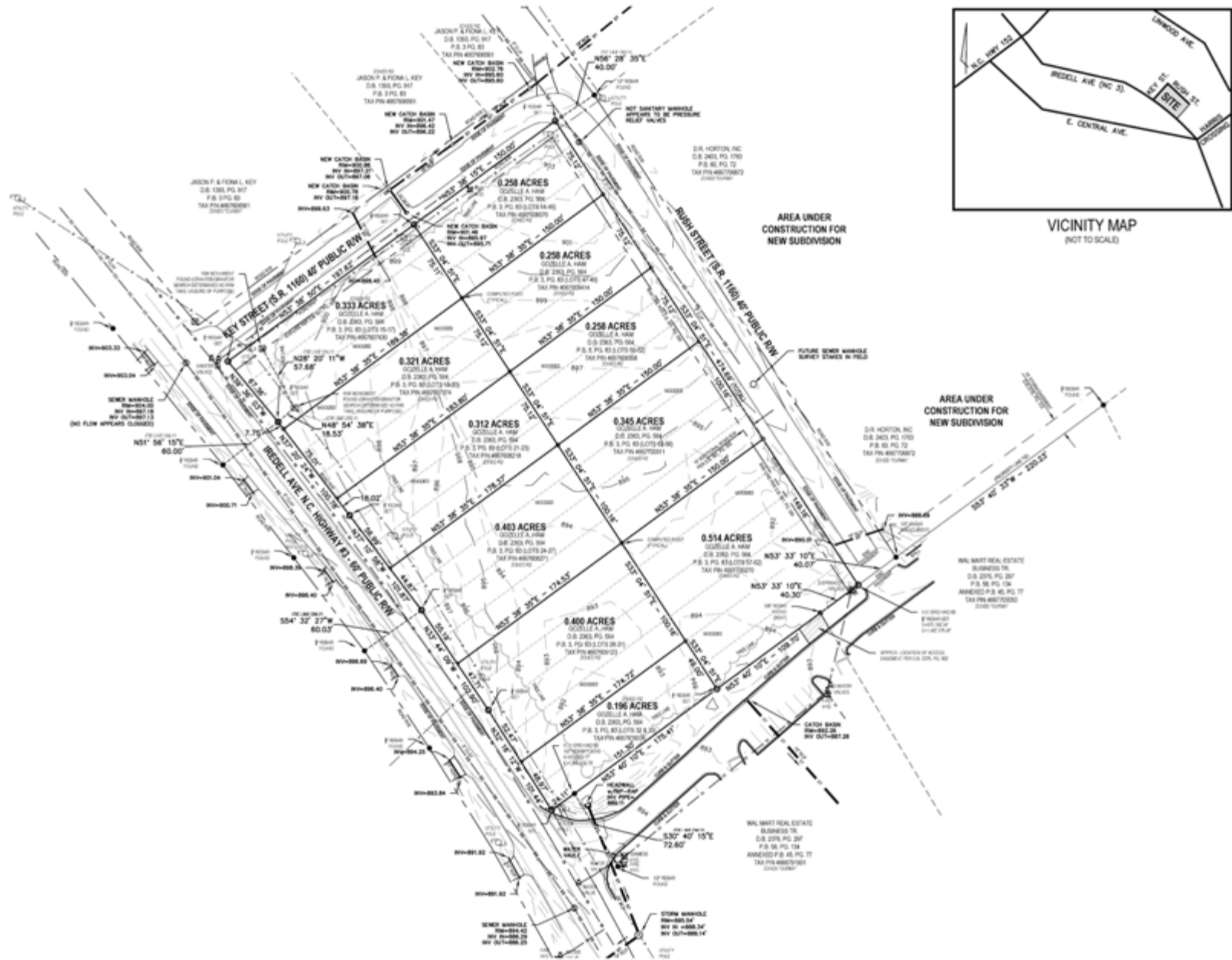
BROKER CONTACT

PAULA SAUNDERS
704.927.2892
psaunders@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

+/- 3.6 ACRES OUTPARCEL AVAILABLE



E. IREDELL AVE. & KEY STREET

MOORESVILLE, NC 28117

SITE ACCESS

NS New South
Properties
NEWSOUTHPROP.COM

+/- 3.6 ACRES OUTPARCEL AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



PAULA SAUNDERS | 704.927.2892 | psaunders@newsouthprop.com

E. IREDELL AVE. & KEY STREET

MOORESVILLE, NC 28117

MARKET AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

+/- 3.6 ACRES OUTPARCEL AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



PAULA SAUNDERS | 704.927.2892 | psaunders@newsouthprop.com