

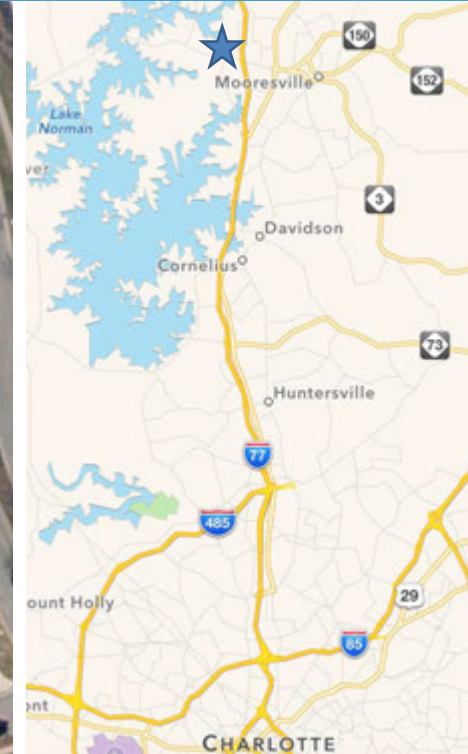
MOORESVILLE CROSSING II

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

GRADED PAD
SITE AVAILABLE

NS New South
Properties
NEWSOUTHPROP.COM

+/- 1.7 ACRE PAD SITE / 10,000-20,000 SF AVAILABLE - MOORESVILLE, NC



PROPERTY INFORMATION

- Adjacent and surrounding retailers include: Ashley Furniture, Best Buy, Bed Bath & Beyond, Sam's Club, BJ's Club, Target, HomeGoods, TJMaxx, and Dick's Sporting Goods
- Located on main retail corridor in Mooresville on Hwy 150 (River Hwy) just off I-77 with traffic counts of 64,000 VPD
- 450 surface lot parking spaces
- Strong daytime population with Lowe's Corporate, NASCAR Technical Institute and regional discount wholesale clubs nearby
- Area population continues to grow at accelerated pace with strong household incomes
- Major changes to Hwy 150 are currently being planned and implemented. Full access will remain at Morrison Plantation Parkway and Hwy 150.

PROPERTY HIGHLIGHTS

- +/- 1.7 Acre Graded Pad Site
- Zoned up to 20,000 SF
- 90% of Site Work Complete
- Zoned – CMX (General Business District)
- For sale or lease
- Asking price: \$995,000

BROKER CONTACT

DALE HALL
704.927.2880
dhall@newsouthprop.com



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SITE AERIAL

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AREA AERIAL

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NEARBY RETAIL

- Mooresville Crossing: Staples, Best Buy, Petco, Bed Bath & Beyond, Old Navy
- Winslow Bay Commons: Pier 1, Ross, HomeGoods, Super Target, Dicks Sporting Goods, TJMaxx, Michaels, Petsmart, Party City
- BJ's
- Sam's Club

AREA EMPLOYERS

 3,000+ employees	 1,200+ employees	 1,200+ employees
 350+ employees	 930+ employees	
 165+ employees	 450+ employees	 1,300 full time students

DEMOGRAPHICS



POPULATION

3 Miles	28,338
5 Miles	67,846
10 Miles	168,461



AVERAGE HH INCOME

3 Mile	\$106,445
5 Miles	\$112,376
10 Miles	\$117,821



DAYTIME POPULATION

3 Mile	29,302
5 Miles	56,486
10 Miles	123,988

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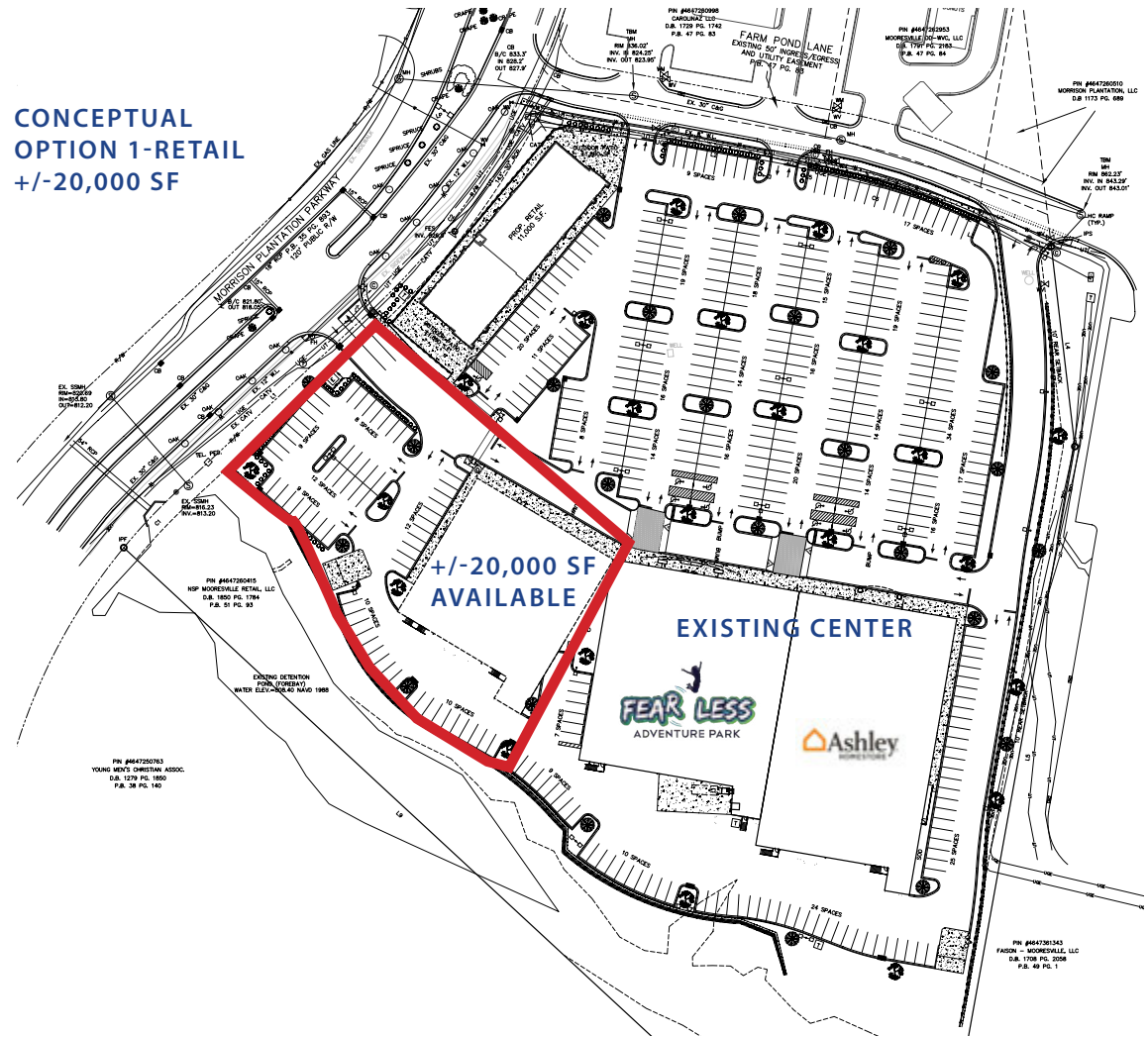
SITE PLAN

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CONCEPTUAL
OPTION 1-RETAIL
+/-20,000 SF



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CONCEPTUAL
OPTION 2 - RETAIL



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AREA
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AREA HIGHLIGHTS

- Lake Norman is the largest lake in North Carolina bringing in \$23 million in tourism every year
- Major employers corporate headquarters include Lowe's Home Improvement and NASCAR Technical Institute
- 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 the only three wholesale clubs within a 20+ mile radius including Sam's Club, BJ's Wholesale club and Costco.
- Also known as "Race City USA," Mooresville is home to many of NASCAR's most prominent teams



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