

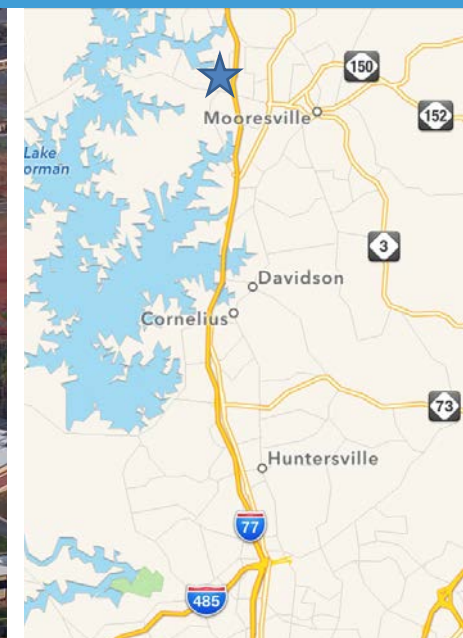
MOORESVILLE CROSSING

HWY 150 @ MORRISON PLANTATION PARKWAY
MOORESVILLE, NC 28117

100% LEASED

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PROPERTY HIGHLIGHTS

- ± 168,798 SF Regional Power Center
- Located off I-77 and Hwy 150/ River Highway, the center enjoys easy regional access on Mooresville's main retail corridor. Anchor tenants include Best Buy, Nordstrom Rack, Barnes & Noble, Ulta, Old Navy, and Staples

DEMOGRAPHICS (2025)

	1 Mile	3 Miles	7 Miles	10 Miles
 Population	7,047	36,191	123,905	201,722
 Households	3,155	15,436	48,905	80,619
 Avg. HH Income	\$124,877	\$135,122	\$151,485	\$159,542
 Median HH Income	\$88,234	\$100,082	\$112,607	\$115,880
 Daytime Pop.	9,154	30,159	78,951	127,141
 Retail Expend.	\$169.94M	\$863.95M	\$2.9B	\$4.84B
 Any College	87.4%	78.3%	75.7%	75.5%
 College Degree +	60.7%	50.6%	47.6%	47.7%

BROKER CONTACT

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AREA AERIAL

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SITE PLAN

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	TENANT	SQFT
1	Pisces Sushi & Bar	3,685
2	Classic Nail & Spa	1,188
3	Phenix Salons	3,587
4	Smallcakes Cupcakery	1,588
5	Massage Envy	3,120
6	Dr. Gregory R. Abrams	1,810
7	Amaravathi Grill	1,800
8	America's Best	3,600
9	Teriyaki Madness	1,186
10	Stretch Zone	1,189
11	Smoothie King	1,189
12	Mooresville Nutrition Center	1,210
13	Leslie's Swimming Pool	2,766
14	McAlister's Deli	3,600
15	Molly Malone	1,800
16	Ulta Beauty	10,011
17	Barnes & Noble	15,000
18	Staples	20,388
19	Old Navy	15,378
20	Nordstrom Rack	28,000
21	Bath & Body Works	3,371
22	Best Buy	30,000
23	Bojangles	4,456
24	Chili's	5,876



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TENANT PHOTOS

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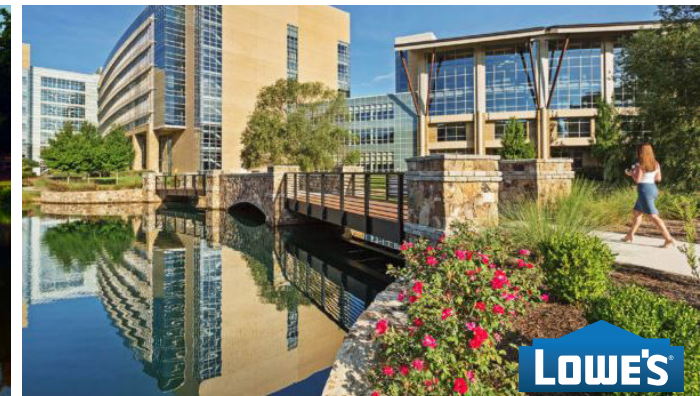
AREA
INFORMATION

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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
- 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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