



FOR LEASE | OFFICE

MOORESVILLE GATEWAY

122-D Gateway Blvd. | Mooresville, NC 28117



PRESENTED BY:

THOMAS MCMAHON, CCIM

Managing Director
704.892.5653
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NC #170307

PROPERTY HIGHLIGHTS

- 2,952 SF Medical Office Condominium
- Located in Mooresville Gateway in Mooreville, NC
- Office, Exam Rooms, Records Room with Reception Area
- Convenient Access to LKN Regional Center
- Exit 33 off I-77
- Condo will be Available December 1, 2016



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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LEASE OVERVIEW

AVAILABLE SF: 2,952 SF

LEASE RATE: \$18.50 SF/Yr (MG)

BUILDING CLASS: A

DATE AVAILABLE: December 1, 2016

PROPERTY DESCRIPTION

Incredibly rare opportunity! Highly improved medical office condominium located in the Mooresville Gateway office complex. This 2,952 SF one-story condo is in impeccable condition and in a prime area. Includes office space, exam rooms and records room with reception area. Great space for medical practice. This offers a great opportunity to lease a medical office condo in an affluent and growing area of southern Iredell county.

Note: Condo is leased through 11/30/2016 and will be available for a 12/01/2016 move-in.

LOCATION OVERVIEW

Located at exit 33 off I-77 in the highly trafficked office park, Mooresville Gateway in Mooresville, NC. This office condo is surrounded by many medical practices, retail, food, etc. Convenient access to Lake Norman Regional Center, I-77, I-85, and only a short drive from Charlotte.



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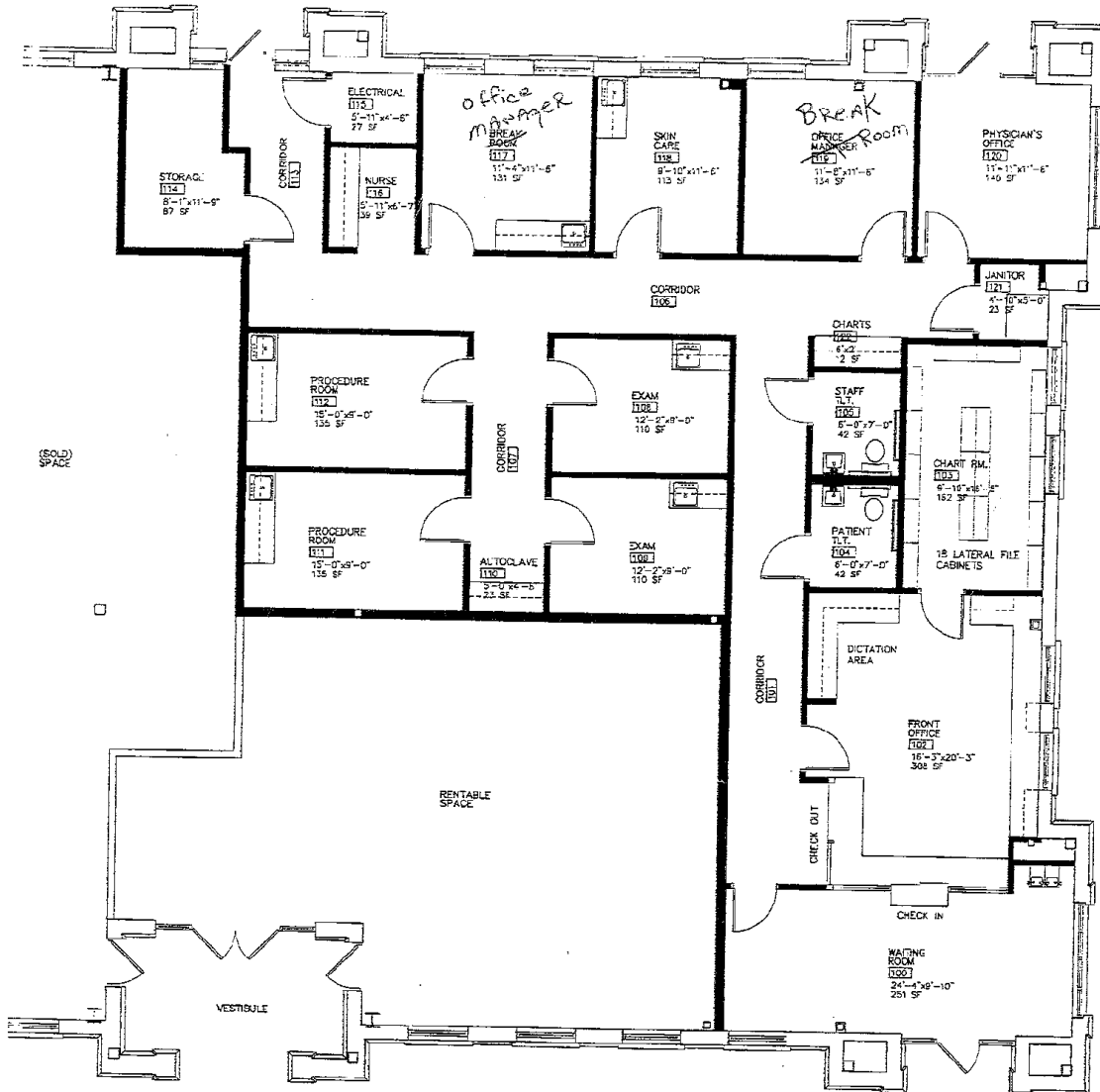
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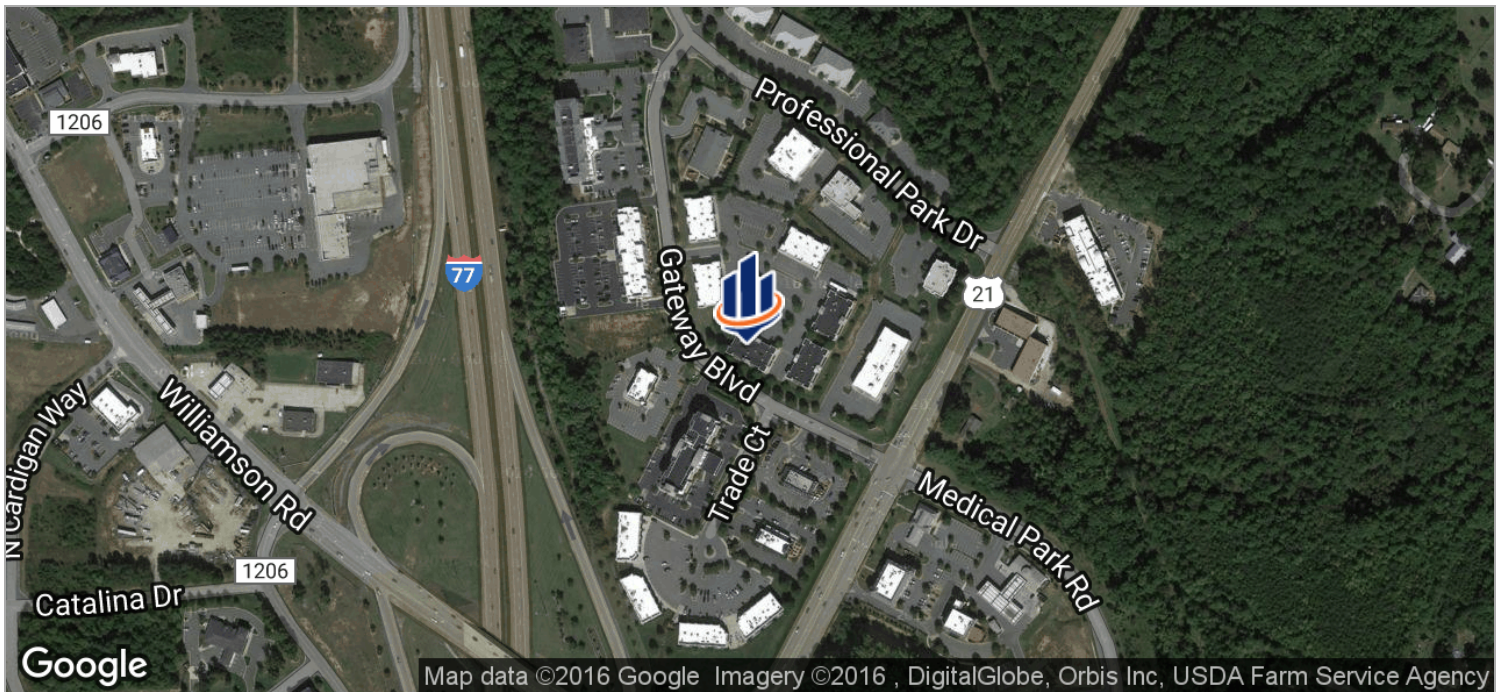
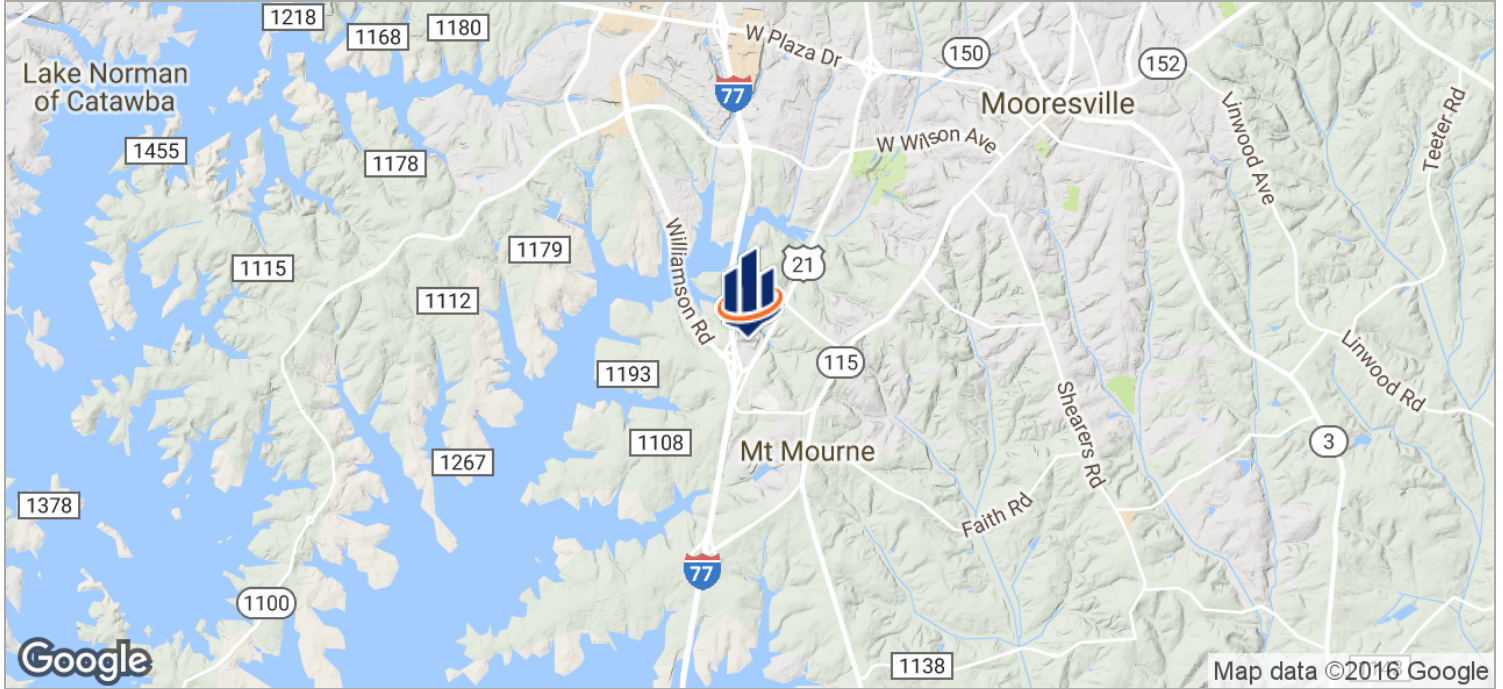
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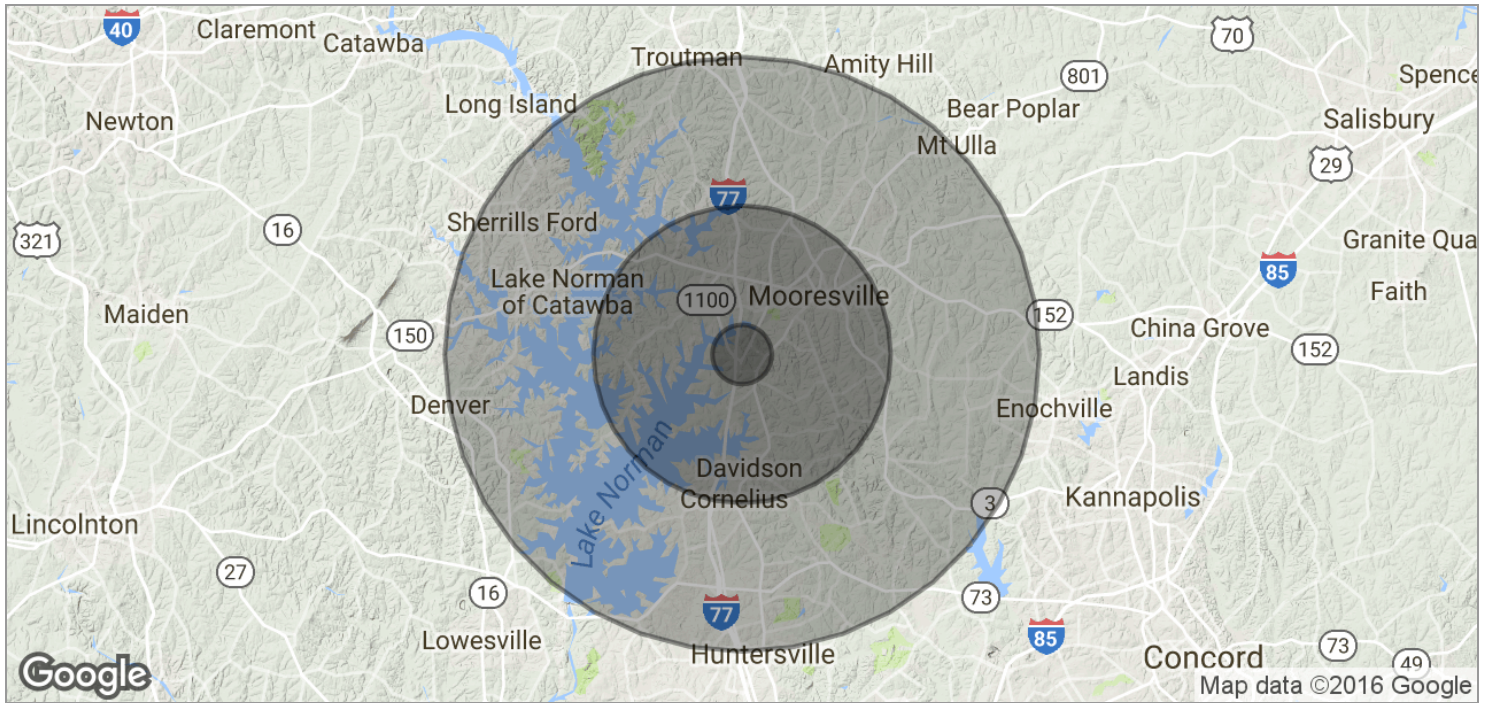
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	1 MILE	5 MILES	10 MILES
POPULATION			
TOTAL POPULATION	1,903	59,411	174,508
MEDIAN AGE	41.1	36.4	37.4
MEDIAN AGE (MALE)	42.6	35.5	36.4
MEDIAN AGE (FEMALE)	40.8	37.5	38.2
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	719	21,804	66,609
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$101,559	\$88,235	\$94,207
AVERAGE HOUSE VALUE	\$582,341	\$301,785	\$290,619



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Average hh income	\$101,559	\$88,235	\$94,207
Average house value	\$582,341	\$301,785	\$290,619

	1 MILE	5 MILES	10 MILES
Total population	1,903	59,411	174,508
Median age	41.1	36.4	37.4
Median age (male)	42.6	35.5	36.4
Median age (female)	40.8	37.5	38.2

* Demographic data derived from 2010 US Census



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Thomas McMahon, CCIM

Managing Director
SVN | Commercial Real Estate Advisors

Tom McMahon, CCIM & Managing Director of Sperry Van Ness Commercial Real Estate Advisors, has 33 years of experience in the real estate industry and a career transaction volume that exceeds \$800 million.

Prior to affiliating with Sperry Van Ness, McMahon started and owned another regional CRE company, and was a pioneering top residential agent with Allen Tate.

Throughout his career, McMahon's unsurpassed passion for CRE has driven much success and recognition. McMahon has been named one of Charlotte's Top 20 Power Brokers and the Lake Norman Business Person of the Year. He is an educator, teaching a number of classes each year, and is a true industry visionary. According to his clients, whether large or small, there is a consistent belief that he is an upfront, honest advisor with integrity and an unrivaled level of service.

Sperry Van Ness Commercial Real Estate Advisors is a full service commercial real estate brokerage firm with offices in Cornelius and South Charlotte. The firm emphasizes its goal to listen, collaborate, and serve commercial real estate needs with character, competency, and certainty. All SVN offices are independently owned and operated.

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