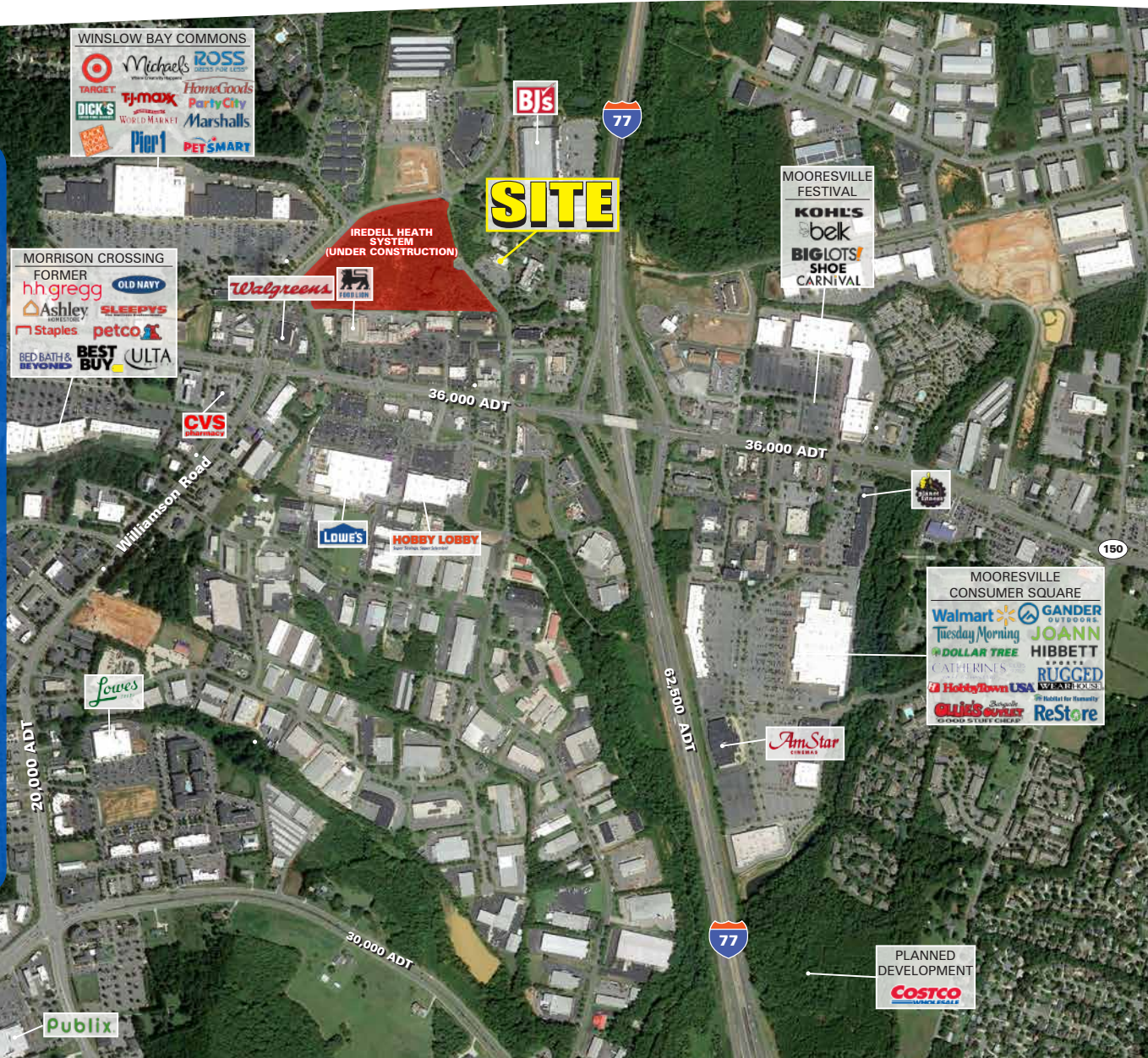


7,606 SF Available For Sale or Lease

- Freestanding restaurant space
- In Mooresville's main retail market with ample parking
- Tremendous retail/medical/hotel opportunity
- Adjacent to planned Iredell Health System medical office with imaging center and 24 hour urgent care center
- Planned road to connect Regency Center Dr and Midnight Ln

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	3,184	34,493	72,647
Med HH Income	\$60,680	\$69,960	\$72,896



Reid Dillon

704.954.8929
rdillon@atlanticretail.com



Roy Crain

704.697.1903
rcrain@atlanticretail.com



SITE

IREDELL HEATH SYSTEM
(UNDER CONSTRUCTION)

\$69,960
 MED HH INCOME
 IN 3 MILE RADIUS

62,500
 ADT ON NEARBY
 INTERSTATE 77


MOORESVILLE, NC
140 Regency Center Drive

Reid Dillon
 704.954.8929
 rdillon@atlanticretail.com

Roy Crain
 704.697.1903
 rcrain@atlanticretail.com

SITE BIRD'S EYE

ATLANTICRETAIL.COM



**IREDELL HEATH SYSTEM
(UNDER CONSTRUCTION)**

SITE

Proposed Connector Road

Regency Center Dr



BIG AL'S
PUB
& GRUBBERIA

JOE FISH
CASUAL
SEAFOOD

THE HEMP
DOCTOR

MERCY'S
DAYLIGHT
DONUTS

PHOENIX THAI
& JAPANESE

CAROLINA INN
& SUITES



MOORESVILLE, NC
140 Regency Center Drive

Reid Dillon

704.954.8929
rdillon@atlanticretail.com

Roy Crain

704.697.1903
rcrain@atlanticretail.com

SITE ZOOM

ATLANTICRETAIL.COM



BEGIN TIP PROJECT R-3833C
 -L- STA. 10+00.00

IREDELL HEATH SYSTEM
 (UNDER CONSTRUCTION)

SITE



MOORESVILLE, NC
 140 Regency Center Drive

PRELIMINARY ROAD EXTENSION PLAN

Reid Dillon
 704.954.8929
 rdillon@atlanticretail.com

Roy Crain
 704.697.1903
 rcrain@atlanticretail.com

ATLANTICRETAIL.COM