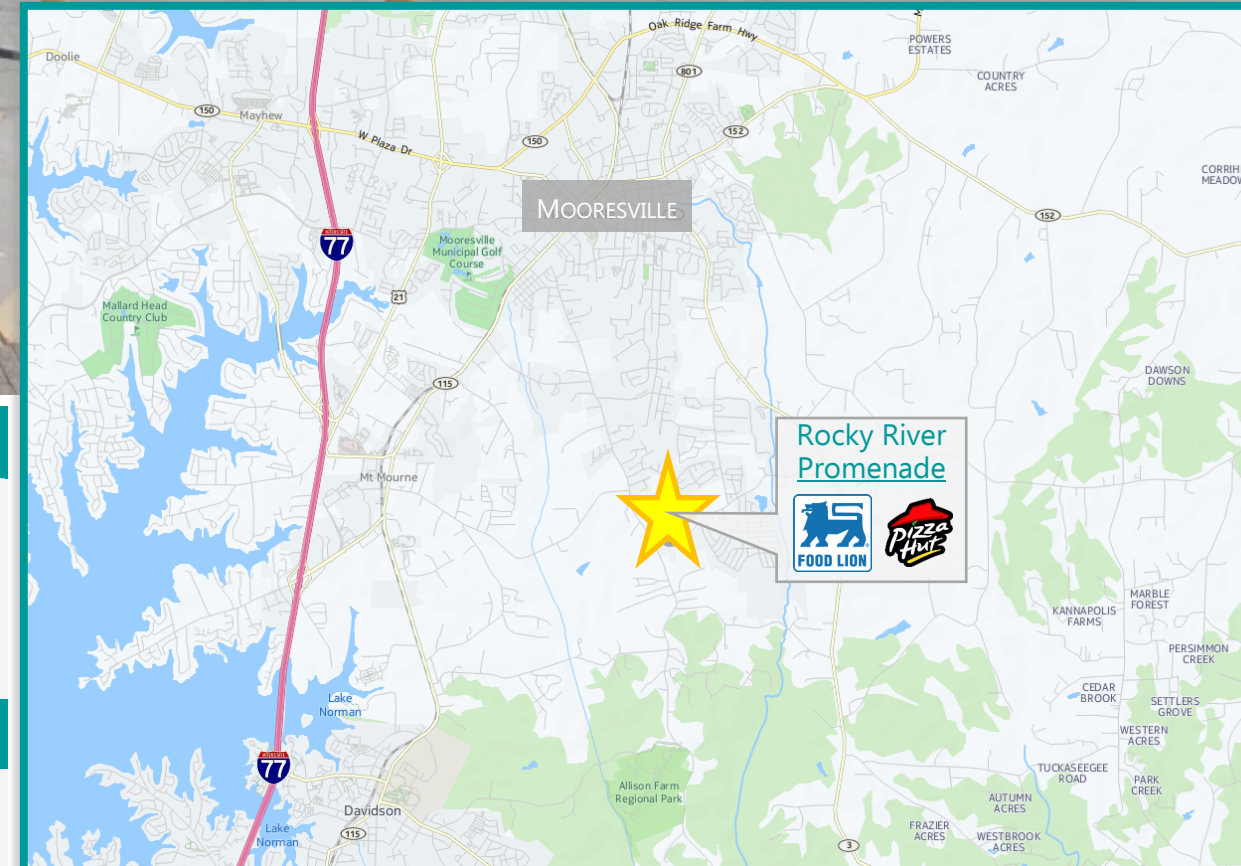


ROCKY RIVER PROMENADE

1339 Shearers Rd. · Mooresville, NC

OUTPARCELS FOR SALE

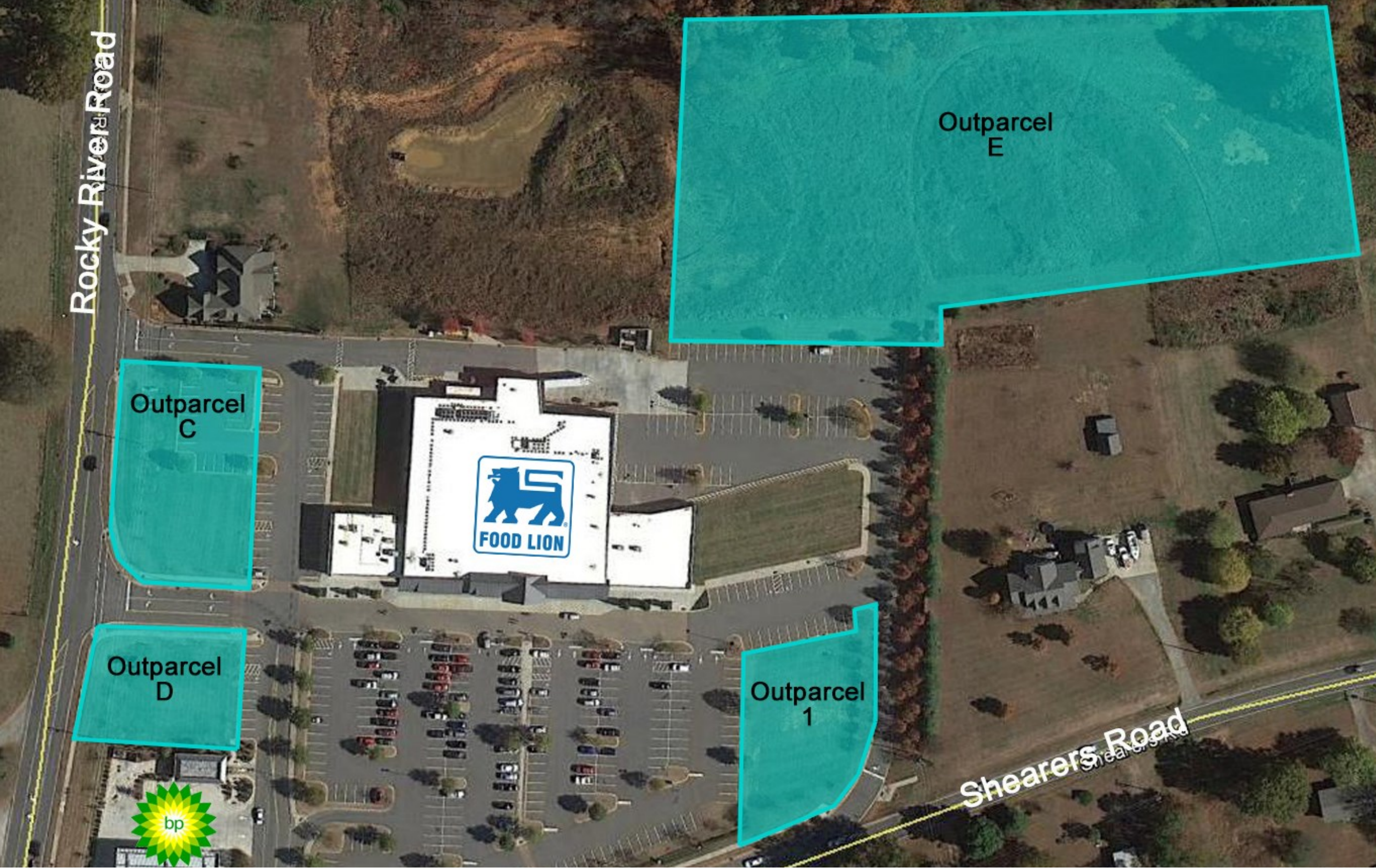
- ◆ .44 - 3.9 ACRES AVAILABLE
- ◆ NEW ±44,400 SF FOOD LION SHOPPING CENTER
- ◆ LOCATED AT ROCKY RIVER ROAD AND SHEARERS ROAD
- ◆ EXCELLENT VISIBILITY AND EASY ACCESS



LPA
Lat Purser & Associates, Inc.

JD YEARWOOD
704.519.4232
JD.YEARWOOD@LATPURSER.COM
WWW.LATPURSER.COM

	DEMOGRAPHICS		
	ONE MILE	TWO MILES	THREE MILES
POPULATION	3,784	16,669	55,496
DAYTIME POP.	256	3,679	24,967
AVG. HH INCOME	\$65,750	\$64,657	\$75,126
	TRAFFIC COUNTS		
SHEARERS ROAD	7,300 VPD		
ROCKY RIVER ROAD	4,500 VPD		



OUTPARCELS

<i>Outparcel 1</i>	<i>.44 AC</i>
<i>Outparcel C</i>	<i>.75 AC</i>
<i>Outparcel D</i>	<i>.34 AC</i>
<i>Outparcel E</i>	<i>3.9 AC</i>

