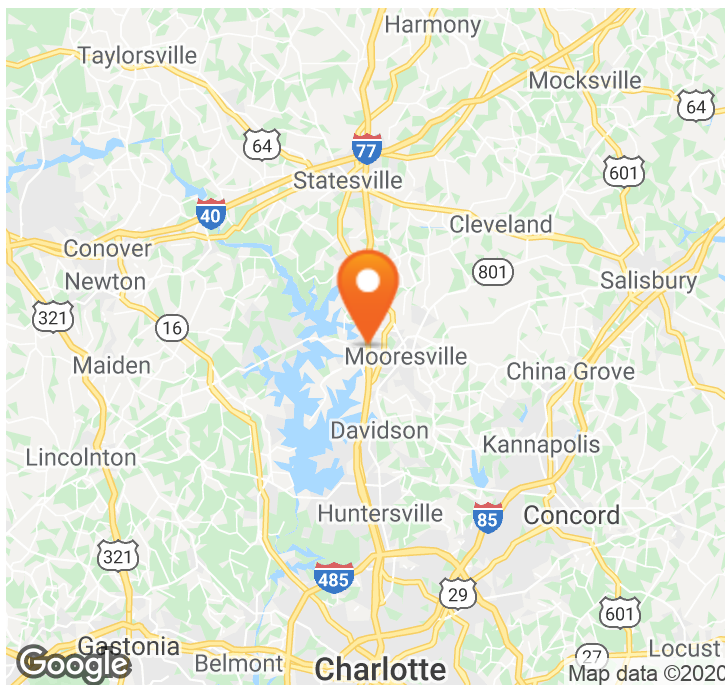


FORMER POPEYES MOORESVILLE

379 W. Plaza Drive, Mooresville, NC 28117

EXECUTIVE SUMMARY



LOCATION OVERVIEW

2,868 SF 2nd generation fast-food restaurant w/ drive-thru available for lease

PROPERTY HIGHLIGHTS

- Excellent visibility and access to Hwy 150 (36,000 AADT)
- Located 400 feet east of the I-77 interchange at Exit 36 (62,500 AADT)
- Mooresville has strong residential growth (3.01%)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population Density	3,475	36,463	73,150
2019 Daytime Population	11,946	23,935	35,681
2019 Median HH Income	\$61,338	\$70,360	\$73,080

EXCLUSIVE AGENT(S)

MOLLY PRINCE SARN • molly.prince@tscg.com • 704.335.5455

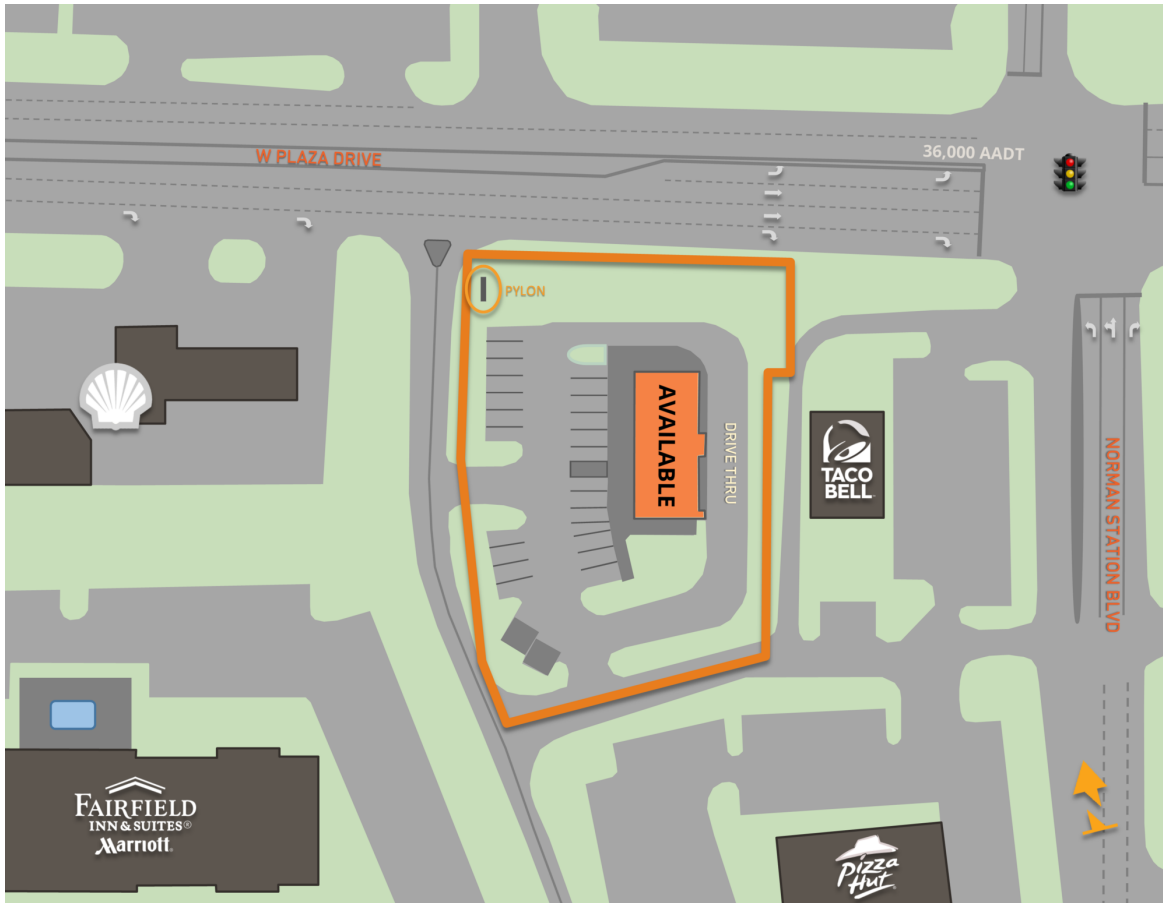
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Available	2,868 SF

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