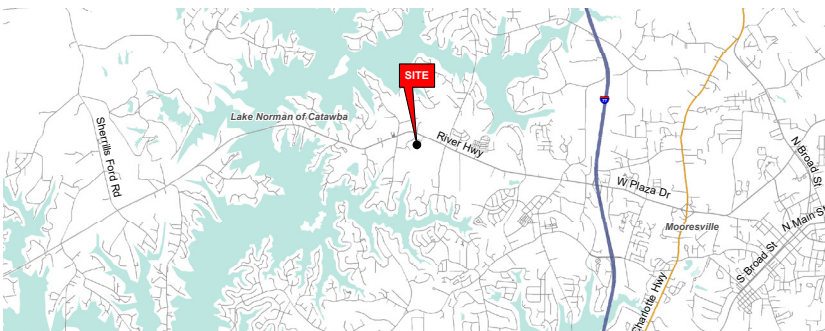




HIGH PROFILE PAD SITE - HWY 150 MOORESVILLE

585 RIVER HIGHWAY | MOORESVILLE, NORTH CAROLINA 28117



PROPERTY / LEASE INFORMATION

- 2.03 acres outparcel to the Mooresville Crossing Shopping Center
- Excellent visibility from Highway 150
- Multiple drive thru opportunities
- Single tenant ground lease or multi-tenant opportunity

| DEMOGRAPHICS (2018) | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|-----------|-----------|-----------|
| POPULATION | 2,101 | 20,930 | 49,695 |
| AVERAGE HH INCOME | \$112,980 | \$110,768 | \$108,178 |
| MEDIAN HH INCOME | \$87,383 | \$90,214 | \$87,790 |
| BUSINESS ESTABLISHMENTS | 94 | 1,158 | 2,610 |
| DAYTIME EMPLOYMENT | 814 | 10,707 | 25,596 |

PROPERTY DESCRIPTION

Last undeveloped parcel on the corridor
Same traffic signal as Target, Home Goods, Michaels, Best Buy, Old Navy and more

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FULL ACCESS

11,000 VPD

FULL ACCESS

FULL ACCESS

36,000 VPD

AERIAL