

# BRAWLEY CROSSING

I-77 & Brawley School Road (Exit 35), Mooresville, NC 28117

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

New Costco anchored shopping center located at high profile interchange- I-77 / Exit 35.



### PROPERTY HIGHLIGHTS

- 1/3 mile of interstate frontage.
- Above average median household incomes in a growth sub-market.
- Easy interstate on and off.
- Pad sites for lease or build-to-suit. Most uses are allowed including drive thru.
- Traffic Counts: Interstate 77 - 64,000 AADT; Brawley School Rd - 17,000 AADT

### DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
2018 Population Density	37,168	74,930	109,812
2018 Daytime Population	28,731	36,373	56,032
2018 Average HH Income	\$86,799	\$93,474	\$102,938

### EXCLUSIVE AGENT(S)

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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Costco	148,000 SF
B	Academy Sports	62,943 SF
OP-1	LEASED	2.5 Acres
OP-2	Available	1.5 Acres
OP-3	Longhorn Steakhouse	1.8 Acres
OP-4	LEASED	1.6 Acres
OP-5	Available	1.5 Acres

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