



168 NORMAN STATION BOULEVARD, SUITE Q  
MOORESVILLE, NC 28117




## PROPERTY FEATURES


- Available immediately
- 4,269 SF of 2nd generation medical office/retail space
- Strong traffic and visibility in Walmart shadow-anchored center
- Term through 1/31/2030


## DEMOGRAPHICS

### 1 MILE RADIUS

 **4,679**  
ESTIMATED POPULATION


 **36.4**  
MEDIAN AGE

 **\$75,220**  
MEDIAN HOUSEHOLD INCOME


 **8,976**  
TOTAL EMPLOYEES

 **\$303,802**  
MEDIAN HOME VALUE


### 3 MILE RADIUS

 **40,459**  
ESTIMATED POPULATION

 **37.9**  
MEDIAN AGE

 **\$93,736**  
MEDIAN HOUSEHOLD INCOME

 **25,532**  
TOTAL EMPLOYEES

 **\$433,432**  
MEDIAN HOME VALUE

### 5 MILE RADIUS

 **86,207**  
ESTIMATED POPULATION

 **39.2**  
MEDIAN AGE

 **\$105,020**  
MEDIAN HOUSEHOLD INCOME

 **37,184**  
TOTAL EMPLOYEES

 **\$475,147**  
MEDIAN HOME VALUE

## AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

**JAMES MATTOX | 919.576.2696**  
James.Mattox@foundrycommercial.com  
Licensed Real Estate Broker

**NOLAN MILLS IV | 919.576.2685**  
Nolan.Mills@foundrycommercial.com  
Licensed Real Estate Broker

**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

[foundrycommercial.com](https://foundrycommercial.com)





FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696

James.Mattox@foundrycommercial.com

Licensed Real Estate Broker

NOLAN MILLS IV | 919.576.2685

Nolan.Mills@foundrycommercial.com

Licensed Real Estate Broker

FOUND  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com



FOR SUBLEASE | ±4,269 SF

168 NORMAN STATION BOULEVARD, SUITE Q, MOORESVILLE, NC 28117



FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696  
James.Mattox@foundrycommercial.com  
Licensed Real Estate Broker

NOLAN MILLS IV | 919.576.2685  
Nolan.Mills@foundrycommercial.com  
Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY  
COMMERCIAL

foundrycommercial.com