



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

FOR SUBLEASE | ±4,269 SF



## 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

## AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

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Licensed Real Estate Broker

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