

151 S. BROAD STREET

RETAIL PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

Fantastic retail redevelopment opportunity in downtown Mooresville! This stand-alone building is $\pm 1,522$ SF and includes some surface parking. In a prime location, just off Main Street and surrounded by restaurants, bars, and retailers. Across the street from new Station Two22 luxury apartments.

OFFERING SUMMARY

Sale Price	\$585,000
Lease Rate	\$38.00 SF/yr (NNN)
Available SF	$\pm 1,522$ SF
Lot Size	0.15 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,947	15,827	27,567
Total Population	7,349	40,660	71,454
Average HH Income	\$85,742	\$98,288	\$113,144

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Linville | Team Partners
COMMERCIAL REAL ESTATE

MOORESVILLE, NC

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MOORESVILLE, NORTH CAROLINA

Mooreville is located in the southwestern section of Iredell County, North Carolina, and is a part of the fast-growing Charlotte metropolitan area. The city is the most populous municipality in Iredell County. It is located approximately 25 miles north of Charlotte. Mooreville is the corporate headquarters of Lowe's Companies, Inc., one of the largest home improvement retailers in the world. Lowe's has a significant presence in the town, employing thousands of residents and contributing to the local economy. Mooreville is also known as the home of many NASCAR racing teams and drivers, along with an IndyCar team and its drivers, as well as racing technology suppliers. Mooreville is situated on the shores of Lake Norman, a large man-made lake created by the construction of the Cowans Ford Dam on the Catawba River. Lake Norman offers various recreational activities, including boating, fishing, and water sports, and it attracts many visitors and residents who enjoy its scenic beauty.

DEMOGRAPHICS

Total Population	54,578
8 Year Population Growth	43.24%
Average Household Income	\$101,643
Household Type - Owners	59.3%
Household Type - Renters	40.7%

AWARDS & RECOGNITIONS

- # Fastest Growing City in North Carolina (GoBankingRates, 2023)
- #2 Fastest NC County Population Growth (Charlotte Business Journal, 2023)
- #1 Lowest Tax Rate in Charlotte Region (NC Department of Commerce, 2023)
- #2 Fastest Growing Retail Sector in NC (NC Department of Commerce, 2023)
- #1 County for Economic Growth | Charlotte Metro (Charlotte Business Journal, 2023)
- #14 Best Counties to Live in NC (Niche, 2023)



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LOCATION INFORMATION

Street Address	151 S. Broad Street
City, State, Zip	Mooreville, NC 28115

PROPERTY INFORMATION

Property Type	Retail
Lot Size	0.15 Acres
Building Size	±1,522 SF
Year Built	1967
Exterior Walls	Masonry
Tax Pin	4667-01-6738



SALE PRICE: \$585,000
LEASE RATE: \$38.00 SF/YR
 (NNN)

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