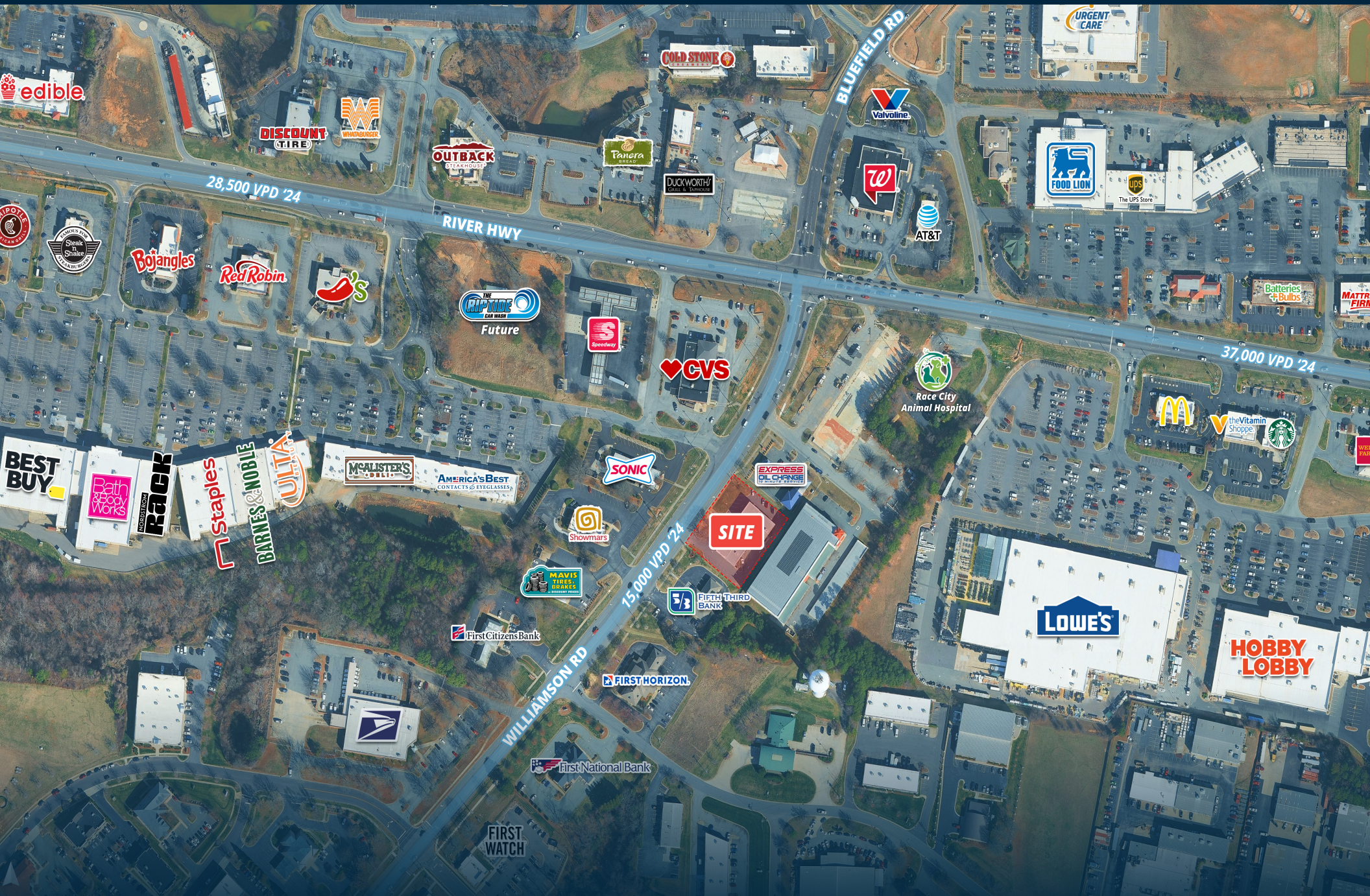


For Ground Lease

129 Williamson Rd | Mooresville, NC





For Ground Lease

129 Williamson Rd
Mooresville, NC 28117

Property Specifications

PARCEL SIZE

1.12 AC

Ground Lease Opportunity
Mooresville, NC



About the Property

- Strategically situated at 129 Williamson Rd, offering excellent visibility and accessibility within a rapidly growing submarket
- Positioned in a dynamic area experiencing significant commercial and residential development, ensuring strong future demand
- Benefits from a strong local demographic profile with increasing population density and household incomes
- Convenient access to major transportation arteries, retail centers, and established residential communities
- Suitable for a variety of uses, including retail, restaurant, or service-oriented businesses, subject to zoning and approvals

Traffic Counts

Williamson Rd	15,000 VPD
River Hwy	37,000 VPD
I-75	65,500 VPD

Year: 2024 | Source: NCDOT

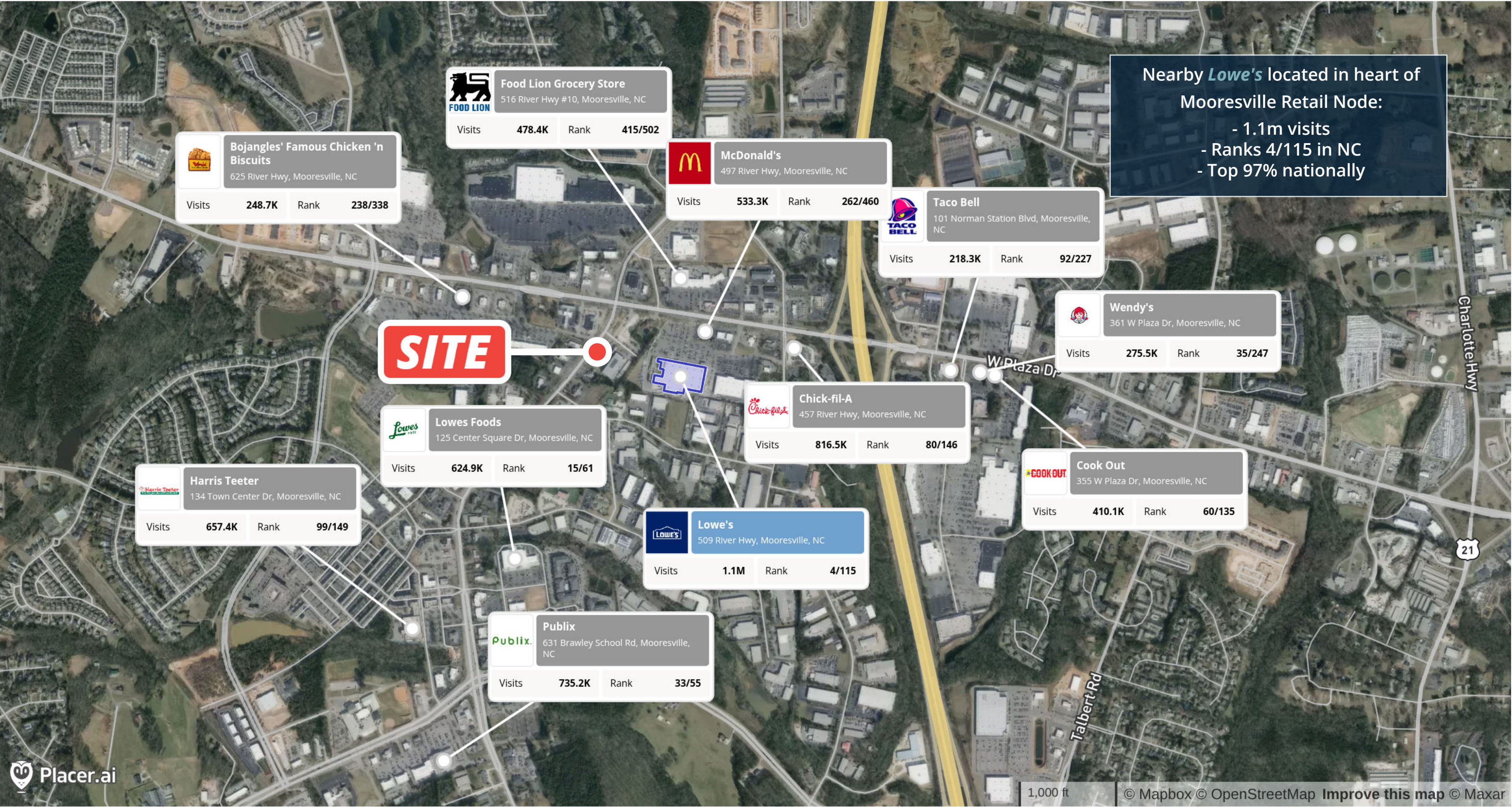
Join These Retailers



STEWART PRESTON GA License No. 420929
678.259.9569 | stewart.preston@srsre.com

HARRISON NORMAN GA License No. 441837
678.686.0263 | harrison.norman@srsre.com

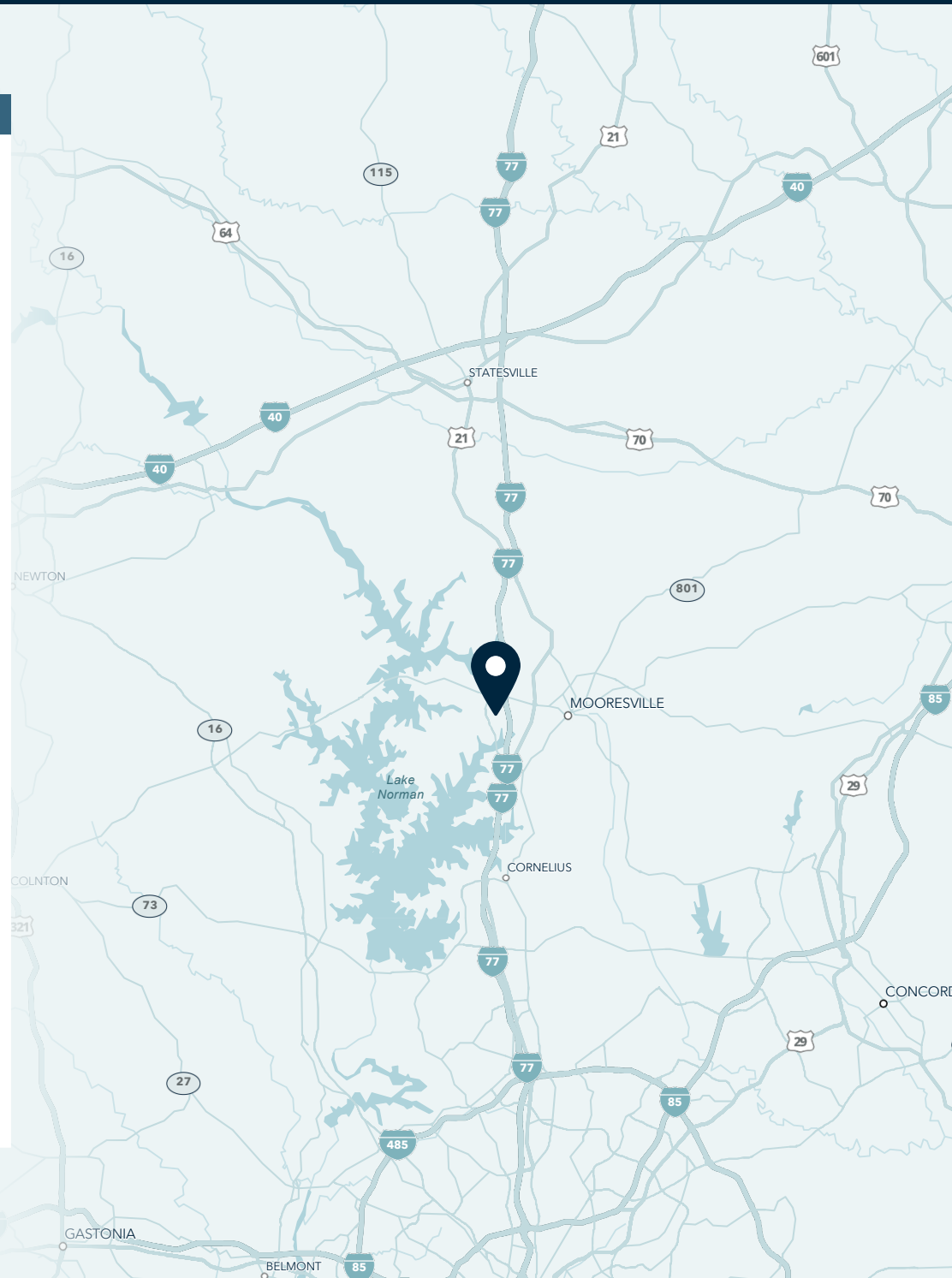
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Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	6,707	37,038	82,092
2030 Projected Population	7,593	40,642	89,167
Proj. Annual Growth 2025 to 2030	2.51%	1.87%	1.67%
Daytime Population			
2025 Daytime Population	16,634	43,108	84,708
Workers	14,075	26,344	44,954
Residents	2,559	16,764	39,754
Income			
2025 Est. Average Household Income	\$134,882	\$138,155	\$146,286
2025 Est. Median Household Income	\$102,374	\$103,341	\$106,411
Households & Growth			
2025 Estimated Households	3,237	15,945	33,319
2030 Estimated Households	3,740	17,860	36,937
Proj. Annual Growth 2025 to 2030	2.93%	2.29%	2.08%
Race & Ethnicity			
2025 Est. White	73%	73%	75%
2025 Est. Black or African American	8%	8%	9%
2025 Est. Asian or Pacific Islander	7%	6%	4%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	12%	12%	11%
2025 Est. Hispanic (Any Race)	11%	10%	9%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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