



Brawley Park - Flex Suites

1147 Brawley School Rd | Mooresville, NC 28115



FOR LEASE

1,985 - 5,985 SF Office, Retail, Service, Medical

COMPASS
COMMERCIAL

Brawley Park - Flex Suites

Available for Lease

Property Overview

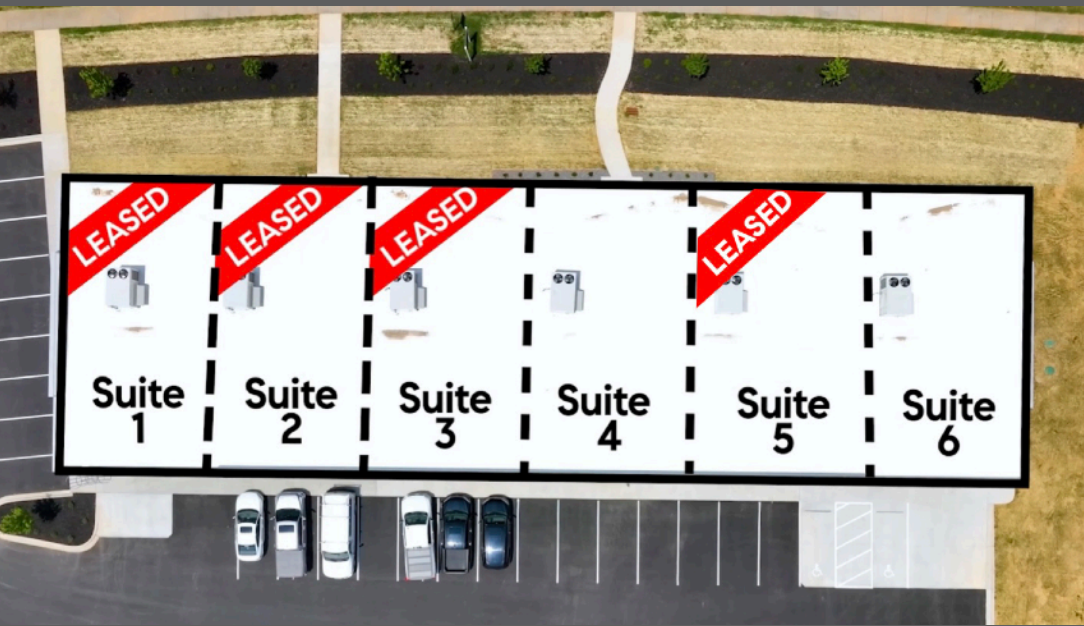
CONSTRUCTION COMPLETED ON 2 REMAINING FLEX SUITES! Only two left of six new construction flex suites available for lease directly on heavily-trafficked Brawley School Road in Mooresville, NC. The high visibility and close proximity to I-77, Lake Norman, and many large residential neighborhoods makes this the perfect location for a variety of uses including office, retail, service and medical.

Submarket traffic generators located across the street from the site include Food Lion, Walgreens, and McDonalds.

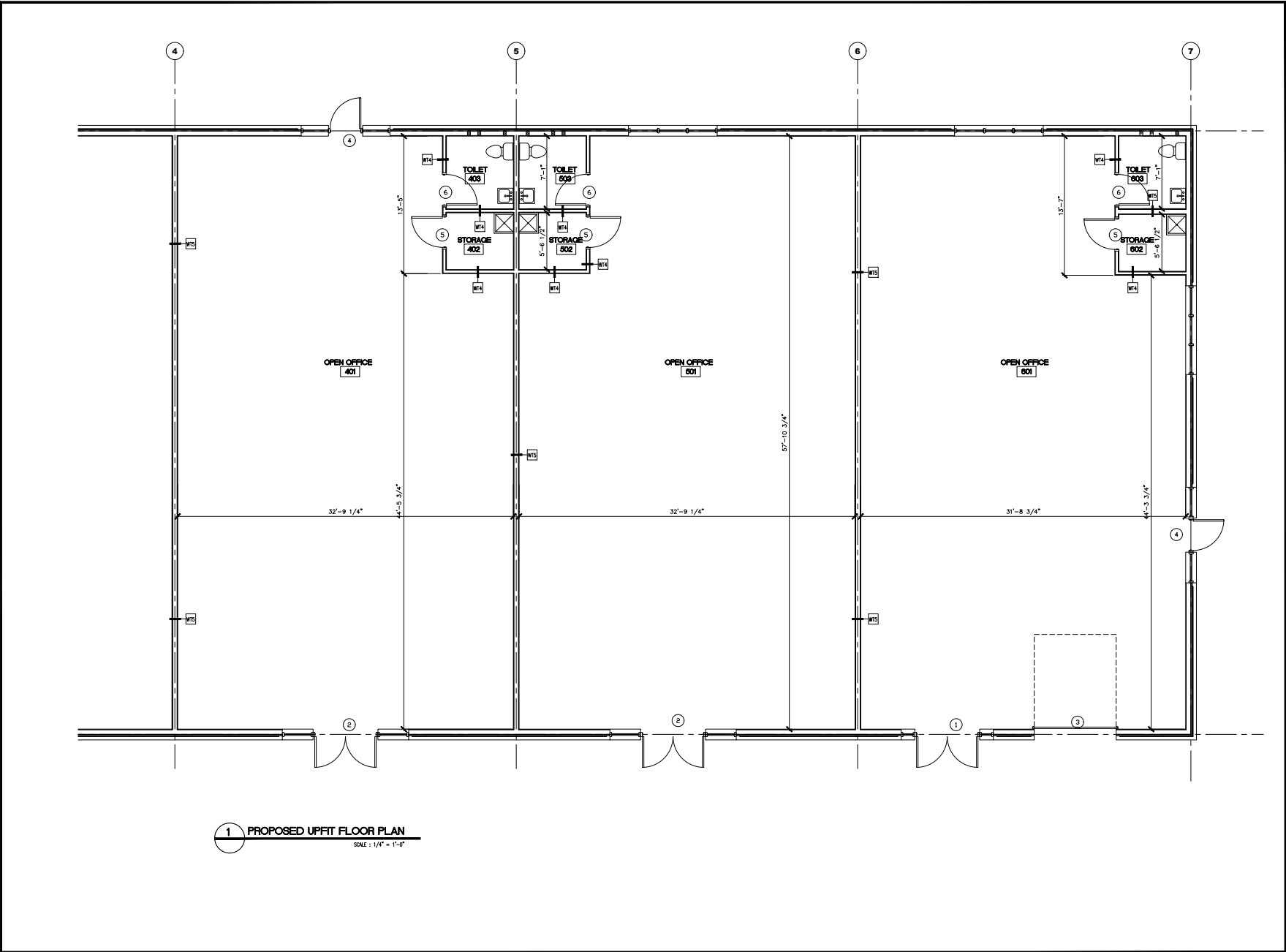


Property Details

Location	1147 Brawley School Road Mooresville, NC 28117
County	Iredell
Availability	1,985 - 3,985 SF (Up to 2 Units)
Rent Per SF (Annual)	\$17 - \$23
TICAM	\$3.25 / SF
Number of Parking Spaces	40
Parking Ratio	3.33
AADT	22,600



Unit Floor Plan



**The information presented is not intended for use during purchase. All Floor Plans, Elevations, and Options are an artistic representation and for illustration purposes only.



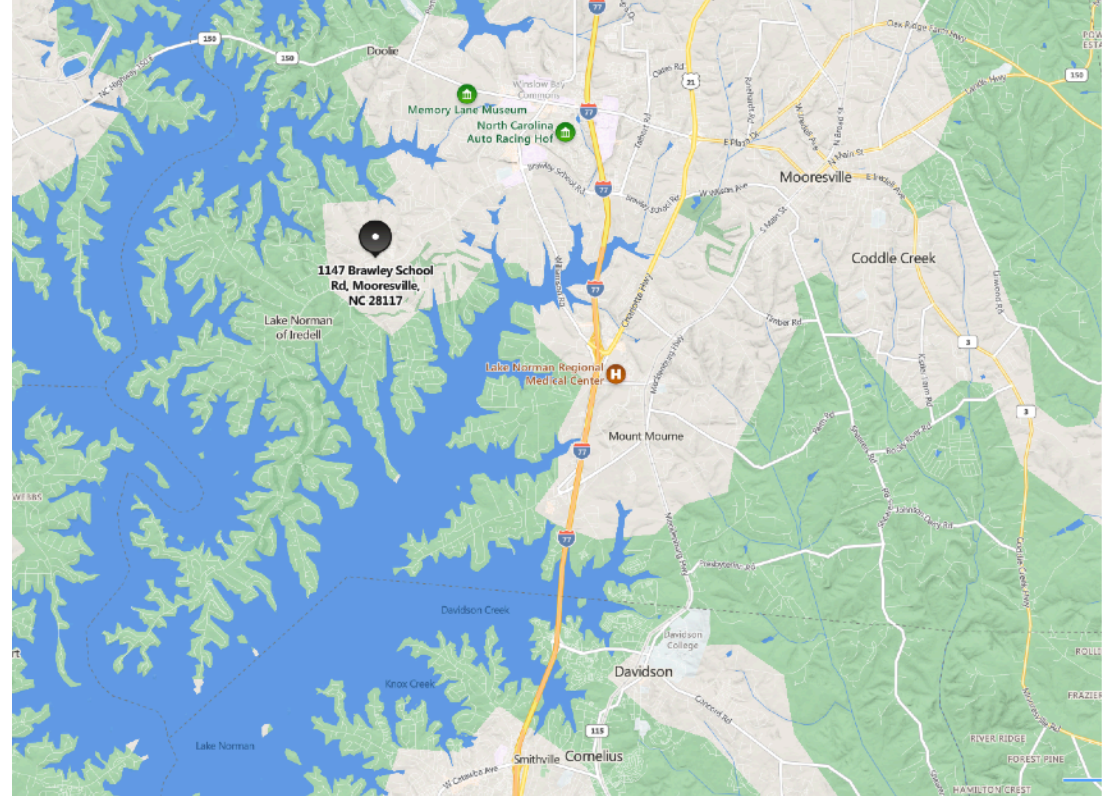


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
Est. 2022 Population	3,908	28,511	65,034
Avg. Household Income	\$138,339	\$143,784	\$126,585
Median Household Income	\$109,572	\$113,808	\$95,473
Households	1,424	10,257	24,898

Mooreville, North Carolina

The fast growing city close to the notorious Lake Norman is woven with tons of attractions and excitement! With its convenient proximity to both I-77 and I-40, and approximately 30 miles north of Charlotte, Mooreville has been described as the optimum environment for living, working, and playing. Home to many NASCAR race teams and auto museums, this bustling town has earned the nickname 'Race City USA'. For those who don't have a need for speed, the drive-thru Lazy 5 Ranch, the nature trails of Lake Norman State Park, and Trump National Golf Club are a must. Come find out why popular Brawley School Rd neighborhoods like The Point and The Farms are thriving!



For More Information

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