

136 MARKETPLACE AVENUE

MOORESVILLE, NC 28117

LIVE WORK - RES / COMM PROPERTY FOR SALE



FOR MORE INFORMATION

JEREMY KATZ

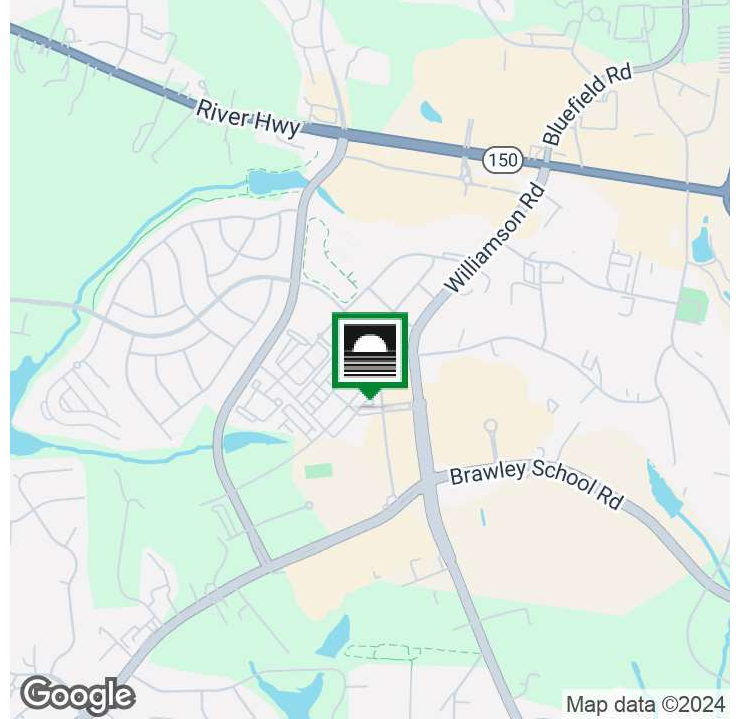
704.237.0472

JEREMY@THEREALESTATEGUYNC.COM

136 MARKETPLACE AVENUE

MOORESVILLE, NC 28117

EXECUTIVE SUMMARY | 2



OFFERING SUMMARY

Sale Price:	\$405,000
Building Size:	1,620 SF
Available SF:	1,620 SF
Price / SF:	\$250.00

PROPERTY OVERVIEW

Highly sought after live/work building in Mooresville. Commercial unit at grade level with a 1-bed townhouse above. Ideal opportunity for an owner use to live and work at the property or as an investment. There are very few small investment properties in the area include both a residential and commercial component. Immediate uses include Harris Teeter Supermarket, Great Clips, Brooklyn Boys Pizza, Pure Barre, Tacos 4 Life, Hoptown Brewery and MORE.

PROPERTY HIGHLIGHTS

- Prime 1,620 SF Live/Work Commercial Building
- High-traffic location in a Harris Teeter Anchored Center.
- Commercial Space is Ideal for Retail or Office
- Investor or Owner User Opportunity
- 1 Bedroom Townhouse above Commercial Space

20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

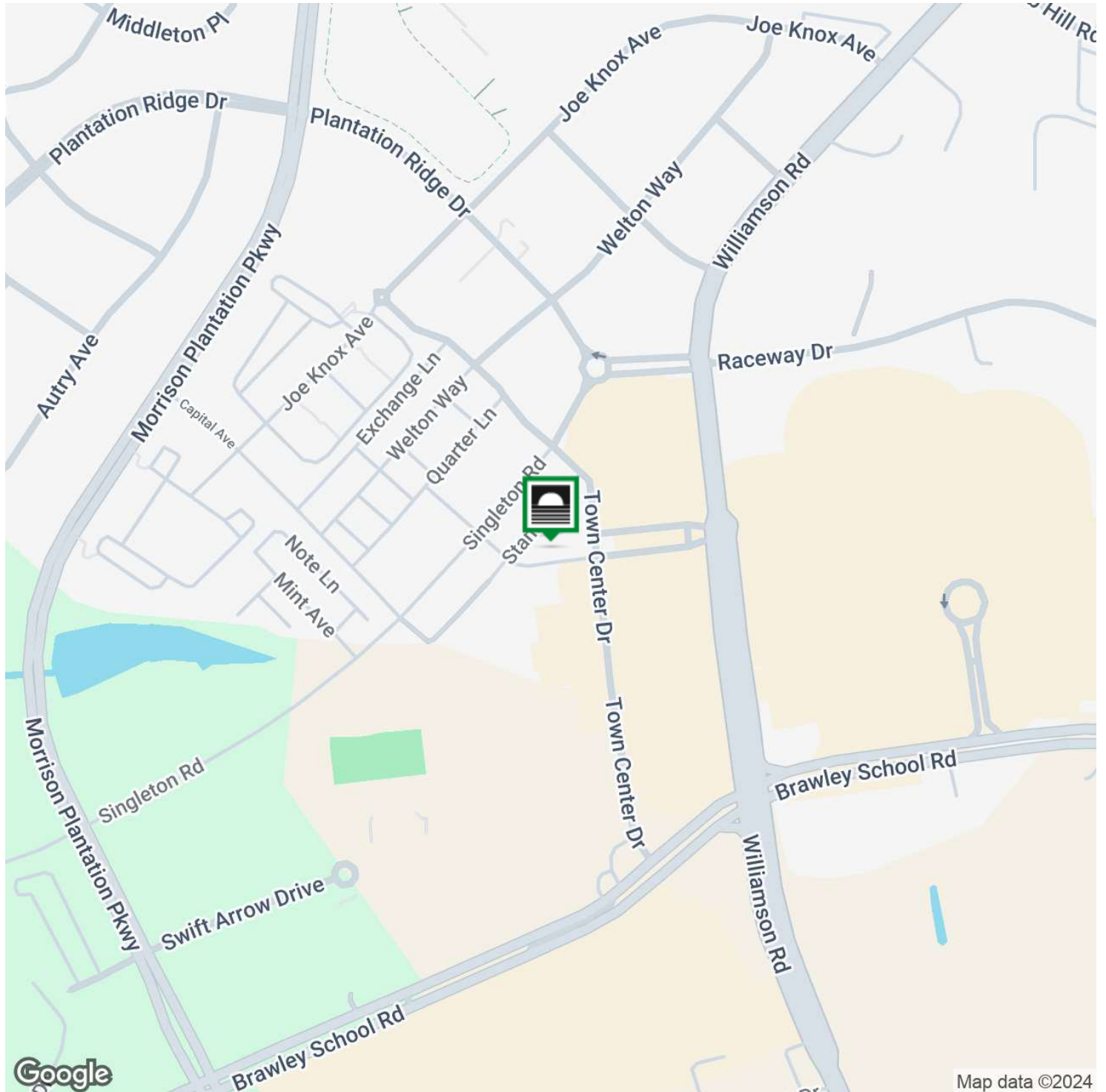
JEREMY KATZ

704.237.0472
JEREMY@THEREALESTATEGUYN.COM

136 MARKETPLACE AVENUE

MOORESVILLE, NC 28117

LOCATION MAP | 3



20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

JEREMY KATZ

704.237.0472

JEREMY@THEREALESTATEGUYN.CM

136 MARKETPLACE AVENUE

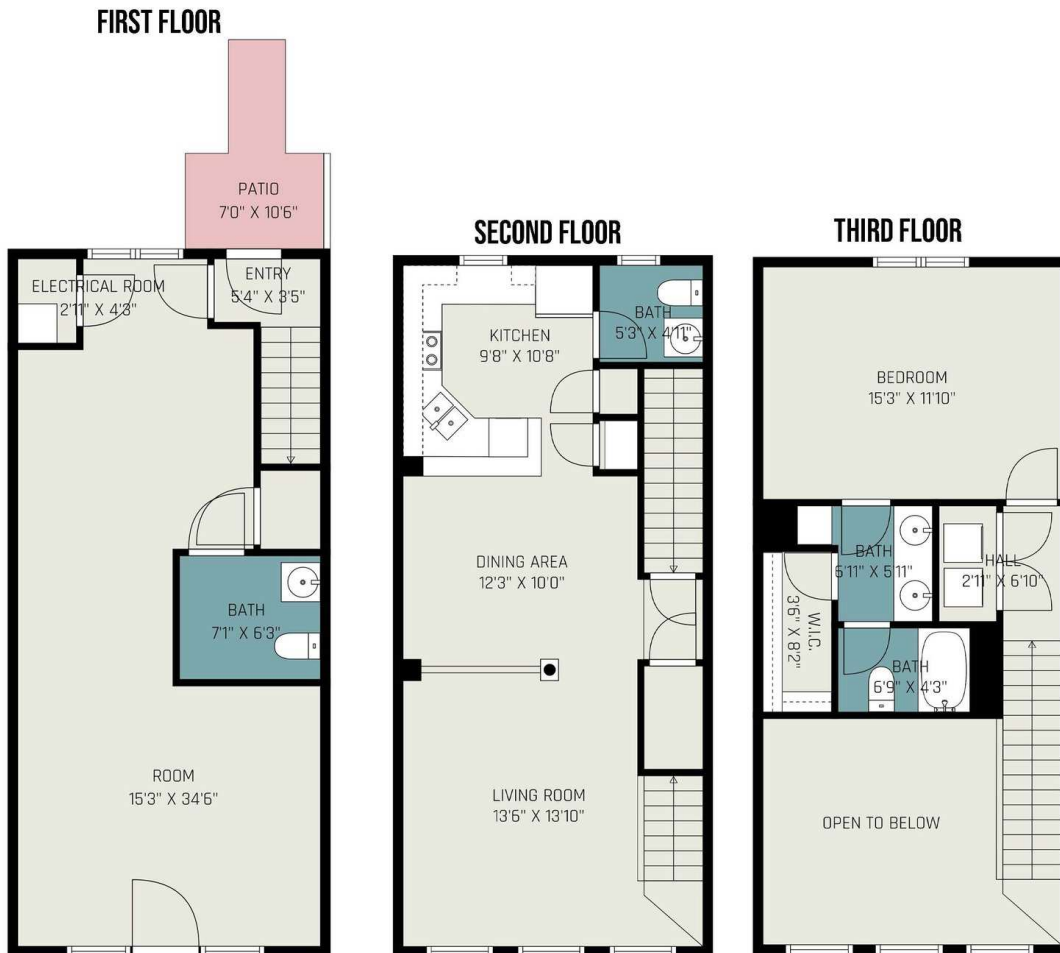
MOORESVILLE, NC 28117

FLOOR PLANS | 4

136 MARKETPLACE AVENUE

Gross Living Area - 1620 Sq Ft

Non- Living Area - 41 Sq Ft



Area Calculation Summary	
Gross Living Area	
Calculation Details	
First Floor	590 Sq Ft
Second Floor	590 Sq Ft
Third Floor	440 Sq Ft
Total Living Area	1620 Sq Ft
Non-Living Area	
Concrete Patio	41 Sq Ft
Total Non- Living Area	41 Sq Ft

20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

JEREMY KATZ

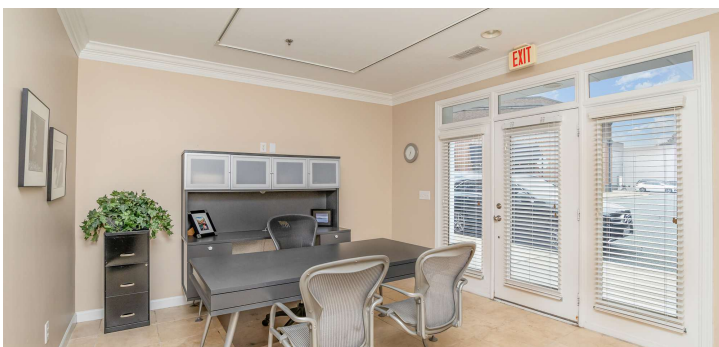
704.237.0472

JEREMY@THEREALESTATEGUYN.CM

136 MARKETPLACE AVENUE

MOORESVILLE, NC 28117

ADDITIONAL PHOTOS | 5



20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

JEREMY KATZ

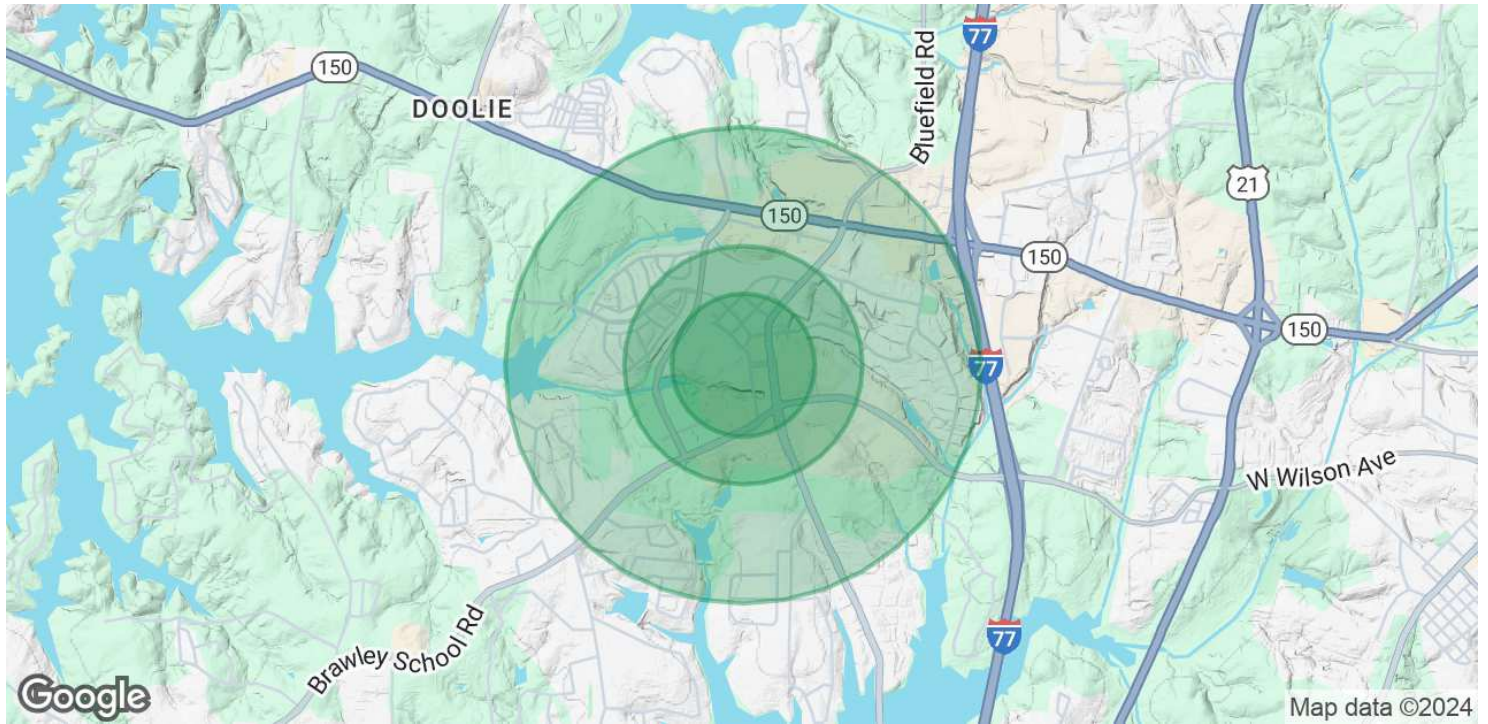
704.237.0472

JEREMY@THEREALESTATEGUYNC.COM

136 MARKETPLACE AVENUE

MOORESVILLE, NC 28117

DEMOGRAPHICS MAP & REPORT | 6



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,009	2,304	5,605
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	558	1,152	2,384
# of Persons per HH	1.8	2	2.4
Average HH Income	\$141,986	\$139,509	\$139,688
Average House Value	\$365,790	\$399,497	\$492,927

Demographics data derived from AlphaMap