

276 S MAIN STREET

MOORESVILLE, NC 28115

FREE STANDING COMMERCIAL BUILDING FOR SALE



FOR MORE INFORMATION

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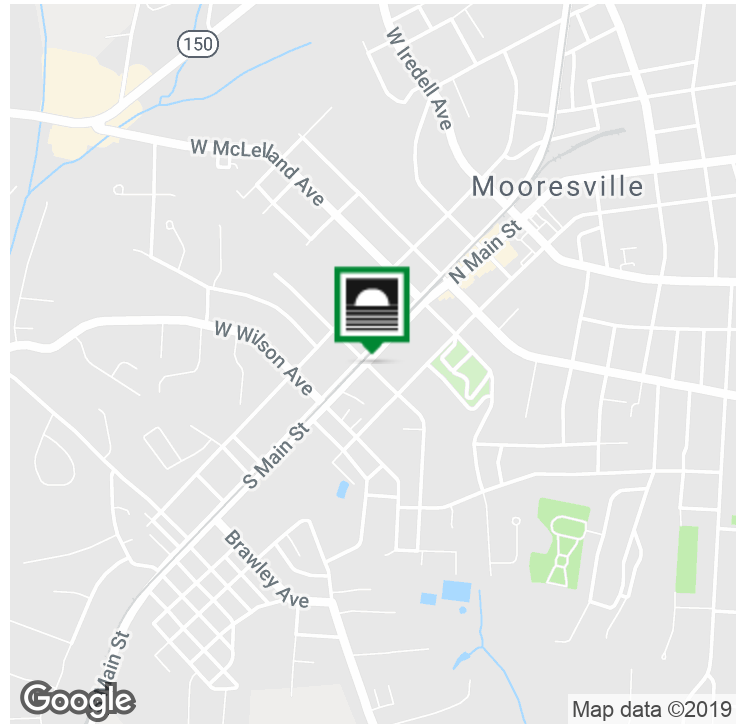
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EXECUTIVE SUMMARY | 2



OFFERING SUMMARY

Sale Price: \$295,000

Building Size: 3,000 SF

Price / SF: \$98.33

Market: Downtown Mooresville

PROPERTY OVERVIEW

Free standing commercial building with on-site parking. Set in Downtown Mooresville in a CMX zone this property is ideal for commercial, retail or office space. Side load overhead door and 108 feet of corner frontage is not easy to find in the area, especially in Downtown Mooresville. Easy access to I77 and the new Costco & Academy Sports development as well as Mooresville's Lake District. Ideal for an owner user or investor.

PROPERTY HIGHLIGHTS

- -3,000 SF
- -Free Standing Building
- -0.537 Acres
- -Corner Location
- -CMX Zoning
- -Overhead Door
- -On-Site Parking
- -108 Feet of Frontage on Main Street

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

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ADDITIONAL PHOTOS | 3



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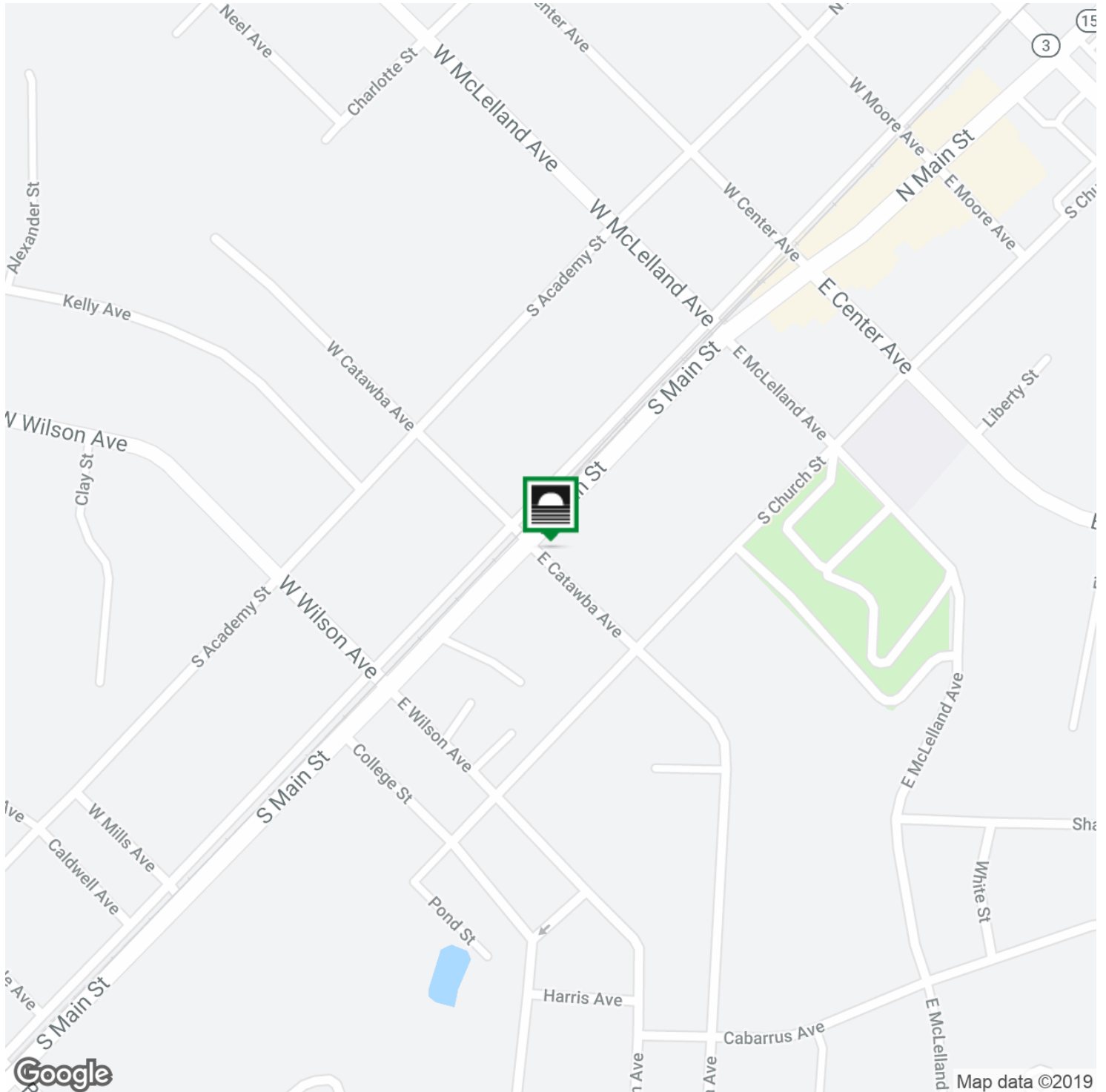
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LOCATION MAPS | 5



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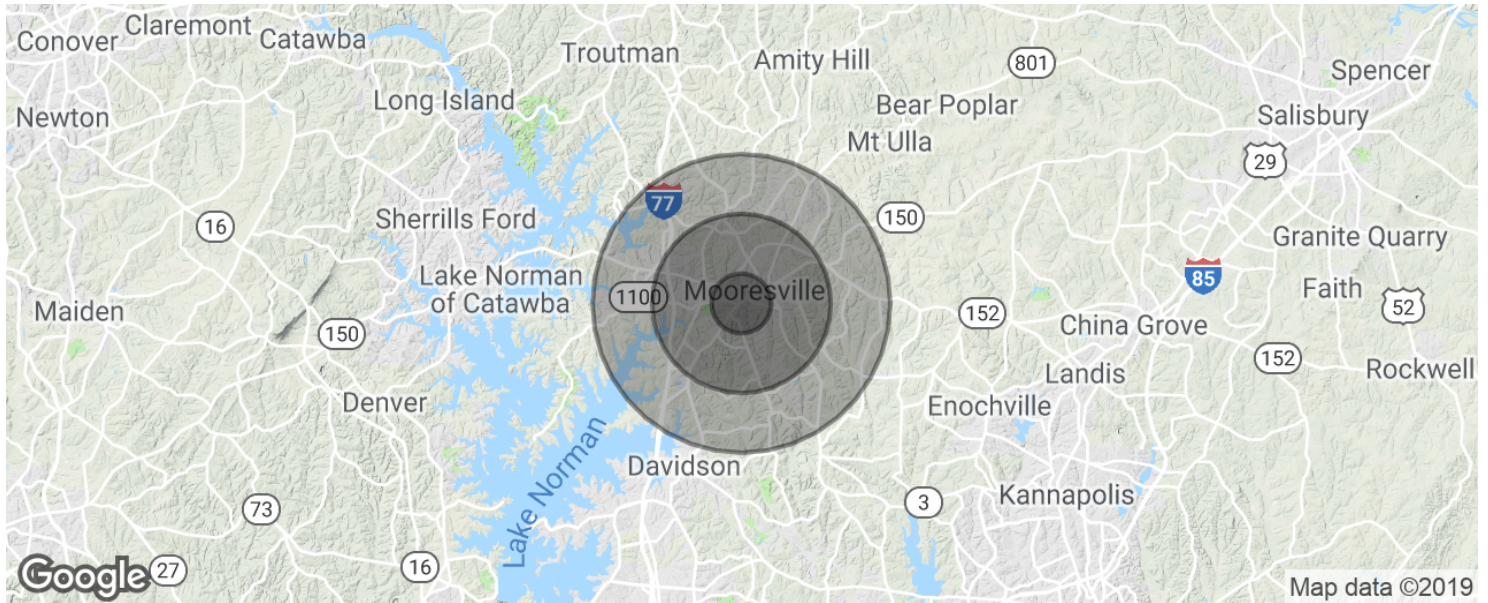
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DEMOGRAPHICS MAP & REPORT | 6



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,486	27,535	50,928
Median age	33.9	35.0	36.5
Median age (Male)	31.4	33.3	35.2
Median age (Female)	38.5	37.0	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,663	10,406	18,949
# of persons per HH	2.7	2.6	2.7
Average HH income	\$58,838	\$63,821	\$70,523
Average house value	\$171,973	\$194,252	\$249,606

* Demographic data derived from 2010 US Census

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RETAILER MAP | 7



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