

PORT VILLAGE SHOPPING CENTER

510 RIVER HIGHWAY, MOORESVILLE, NC 28117

8,450 SF - JUNIOR ANCHOR SITE AVAILABLE

CONTACT

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PROPERTY DETAILS

- 8,450 SF Junior Anchor Space Available
- Located on Primary Retail Corridor of Mooresville, NC -River Highway
- Easy Access, ¼ mile from I-77, Exit 36
- Highly Trafficked Area, I-77: 63,000 VPD & River Hwy: 38,000 VPD
- Excellent demographics within wealthy Lake Norman area
- Center was recently renovated including numerous cosmetic improvements and exterior renovation including all new LED Lighting
- Food Lion was also recently renovated

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Total Population	5,410	34,855	75,075
2020 Avg. Household Income	\$97,227	\$97,557	\$102,246
2020 Total Households	2,132	13,552	28,458
2020 Total Daytime Population	11,135	39,009	76,726

PORT VILLAGE SHOPPING CENTER



MOORESVILLE

12,000 VPD

SAGEBRUSH STEAKHOUSE

Hampton Inn

Regency Center Dr

Gallery Center Dr

PHOENIX THAI & JAPANESE RESTAURANT
LA VIEJA

PicNik's Joe Fish

ABC STORE

FOOD LION

UPS

SITE

CAROLINA INN MOORESVILLE, NC

WINGATE BY WYNDHAM

NTE

Spruce Dr

River Highway

150

Traffic signal icon

KURE Batteries + Bulbs

MATTRESS FIRM

IHOP

Shell

Regency Center Dr

36,000 VPD

Traffic signal icon

W Plaza Dr

150

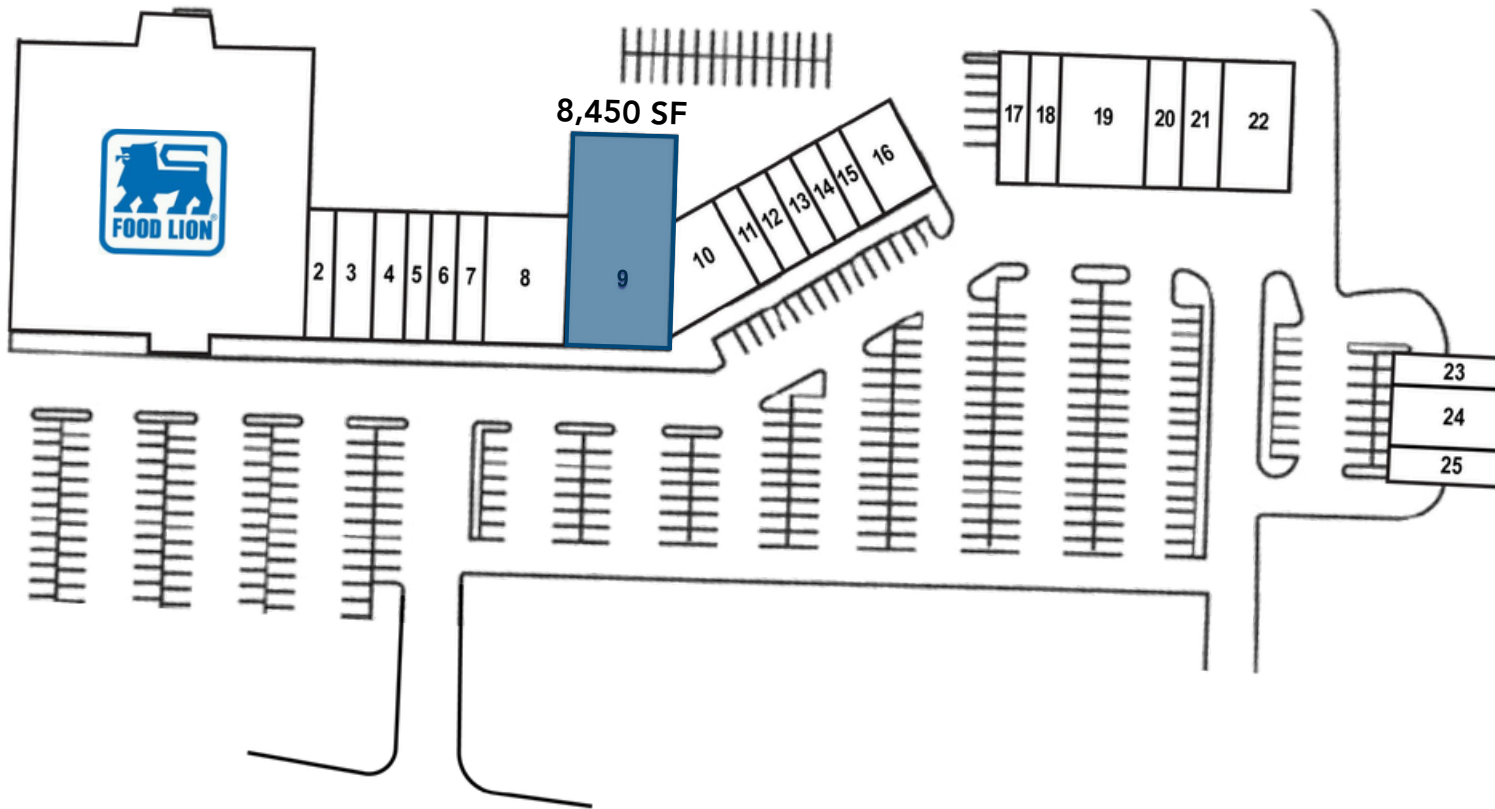
BVBELK PROPERTIES

LOWE'S HOBBY LOBBY KIRKLAND'S

WELLS FARGO

Chick-fil-A

SITE PLAN



Suite	Tenant	SF
1	Food Lion	30,280
2	MVP Sport Cuts	1,200
3	Growing Tree Chiropractic	1,927
4	The UPS Store	1,600
5	CPR - Cell Phone Repair	1,200
6	Heavenly Hoagie	1,200
7	Budget Rentals	1,200
8	Big Al's Pub & Grubberia	3,897
9	AVAILABLE	8,450
10	Joe Fish New England Seafood	3,150
11	PicNik's	1,200
12	Smoke Unlimited	1,250
13	Palm Berries	1,150
14	NC Nails & Spa	1,200
15	The Hemp Doctor	900
16	Poke Bros	1,500
17	Daylight Donuts	1,600
18	Universal Finance	1,600
19	Chopstix	4,000
20	Net Positive Pool Service	2,000
21	Lake Norman Scuba	2,000
22	LaUnica Mexican Restaurant	3,840
23	Lakeside Specialty Pharmacy	1,400
24	Adam & Eve	2,800
25	High Life	1,400

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