

395 E. Plaza Drive

395 E. Plaza Drive, Mooresville NC 28115

OFFERING MEMORANDUM



Prepared By:

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OFFERING SUMMARY

ADDRESS	395 E. Plaza Drive Mooresville NC 28115
COUNTY	Iredell
TOTAL SF	2,720 SF
LAND ACRES	1.4
LAND SF	60,984 SF
YEAR BUILT	1957

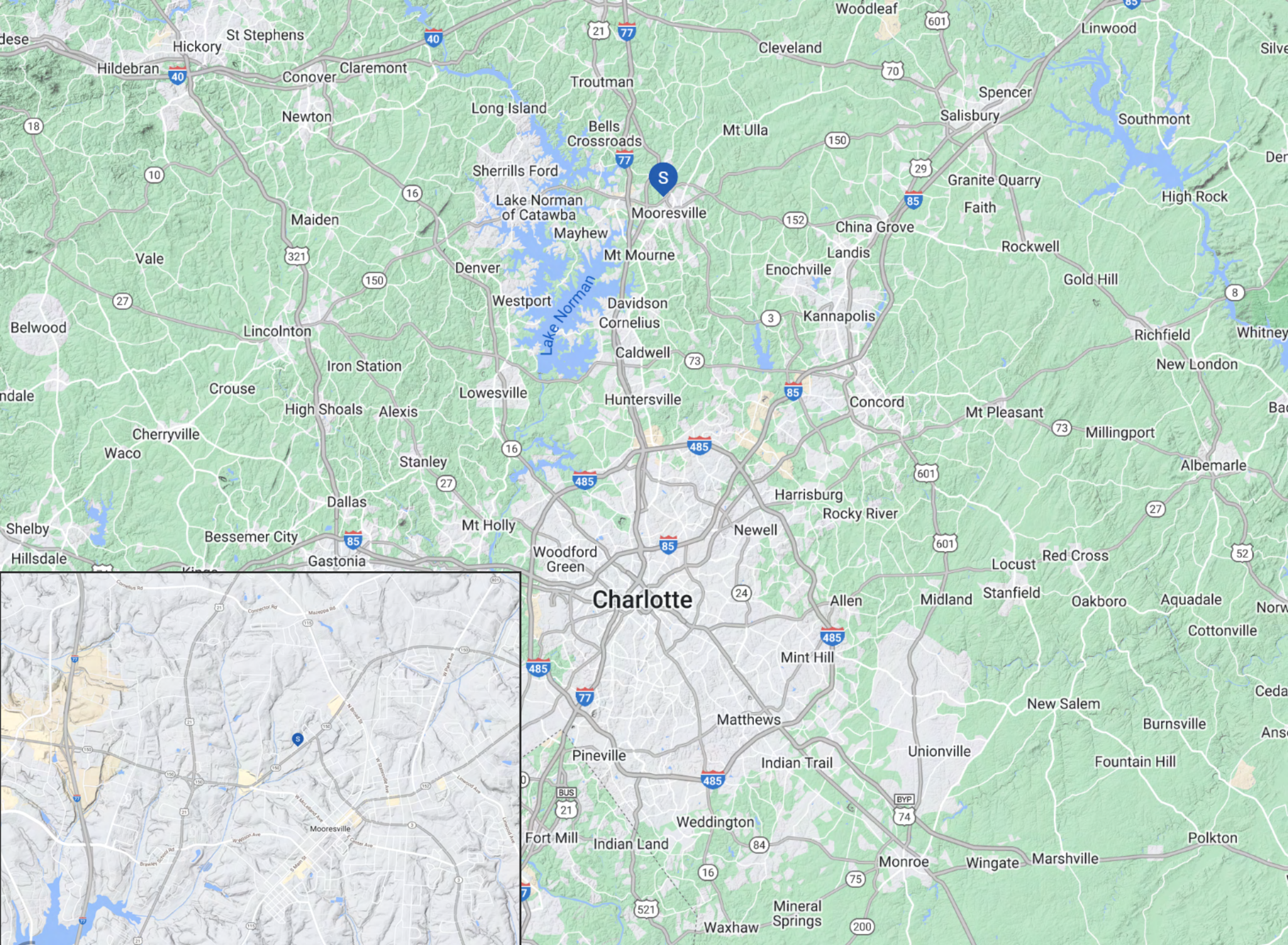
FINANCIAL SUMMARY

PRICE	\$949,000
PRICE PSF	\$697.79

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	5,056	41,901	80,680
2024 Median HH Income	\$63,089	\$77,375	\$86,639
2024 Average HH Income	\$82,338	\$98,366	\$113,340

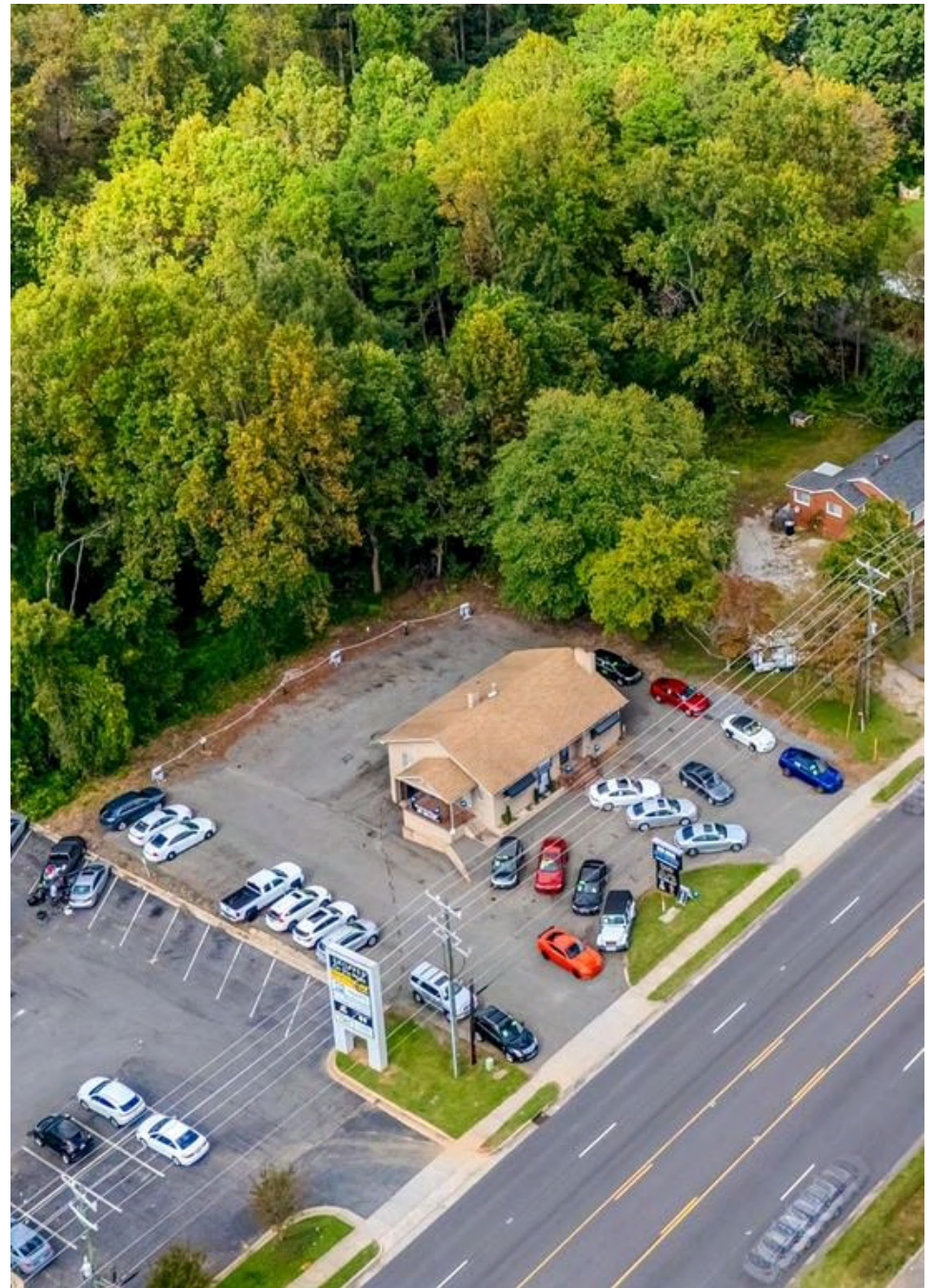
- Presenting a ±1.4 acre second generation car lot for sale in Mooresville, NC. This listing features a ±1,360 Office and ±1,360 garage for a total of ±2,720 commercial square footage. Located on Hwy 150, this opportunity has fantastic visibility and is positioned in a highly trafficked commercial thoroughfare. The property is zoned CC (community commercial) and may be great for another car lot user or it may be redeveloped for another commercial use.

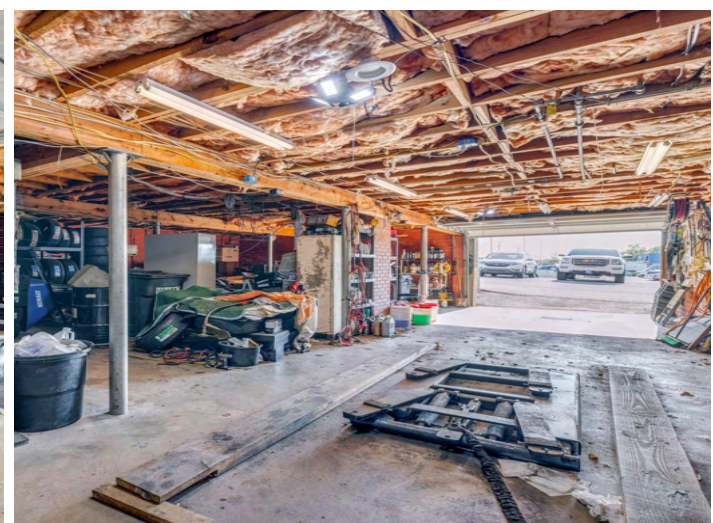


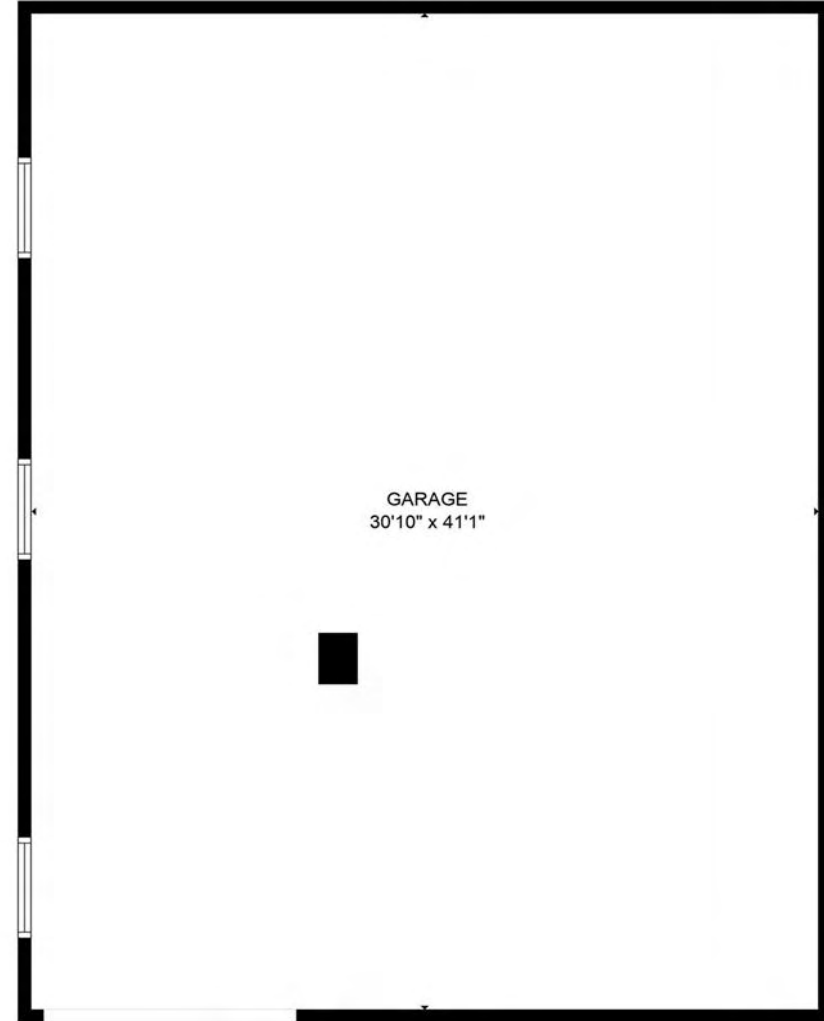
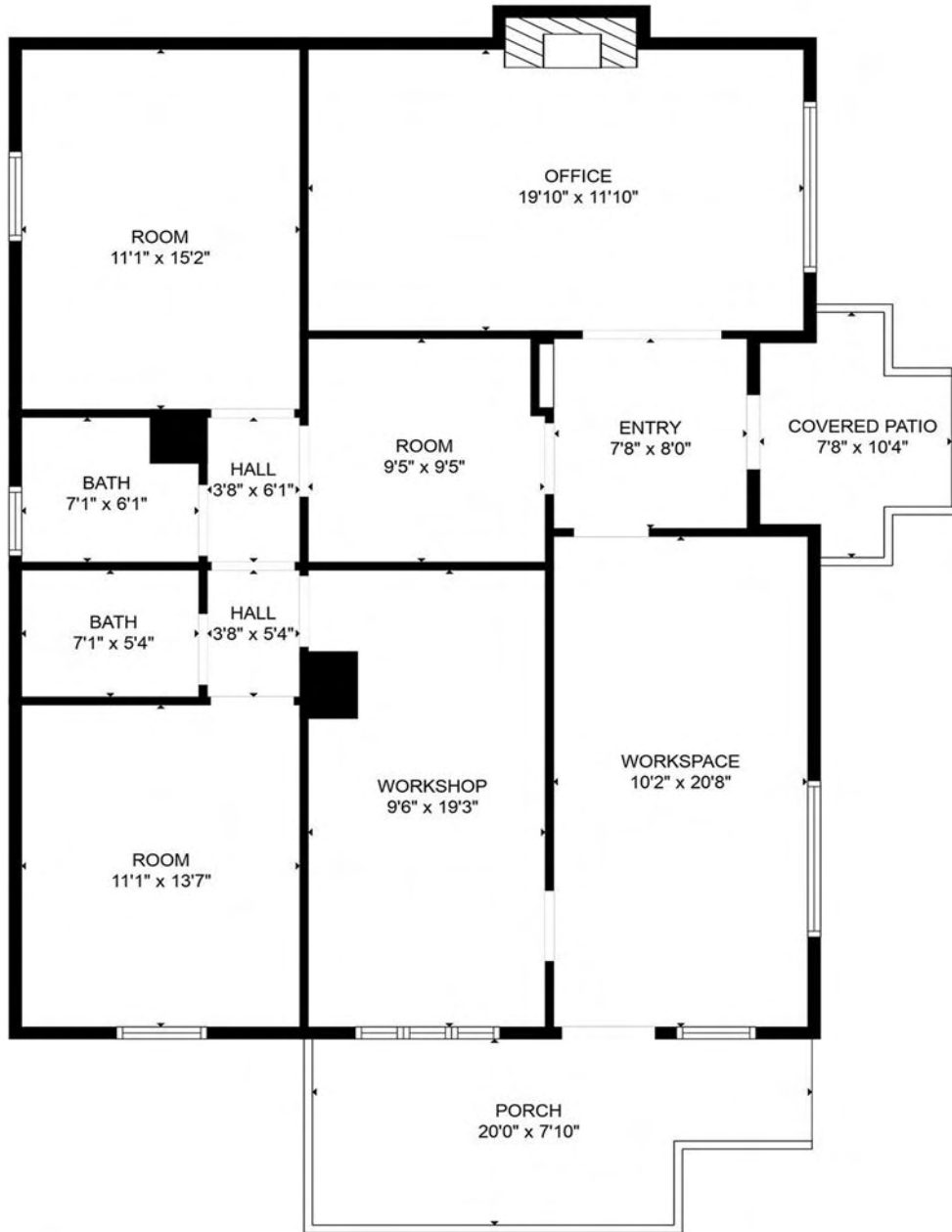


PROPERTY FEATURES

NUMBER OF TENANTS	1
TOTAL SF	2,720
LAND SF	60,984
LAND ACRES	1.4
YEAR BUILT	1957
# OF PARCELS	1
ZONING TYPE	CC
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TRAFFIC COUNTS	21,000+ VPD
FINISHED SF	1,360

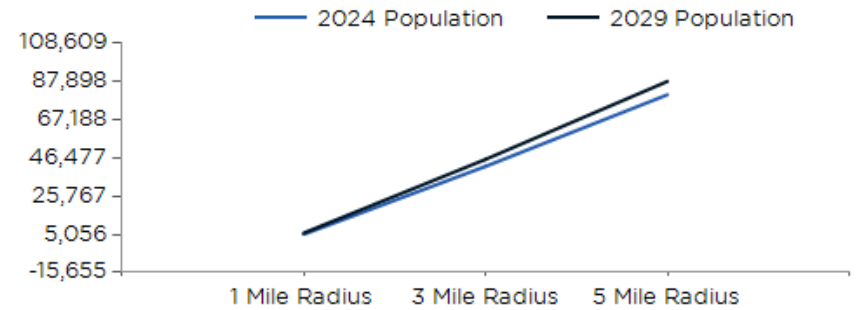






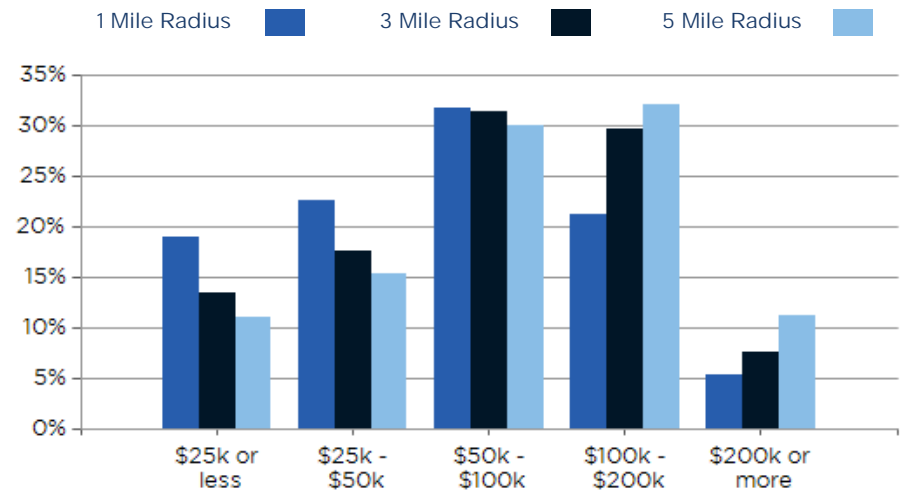


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,576	20,316	34,094
2010 Population	4,352	29,789	53,707
2024 Population	5,056	41,901	80,680
2029 Population	5,798	45,705	87,898
2024-2029: Population: Growth Rate	13.90%	8.75%	8.65%



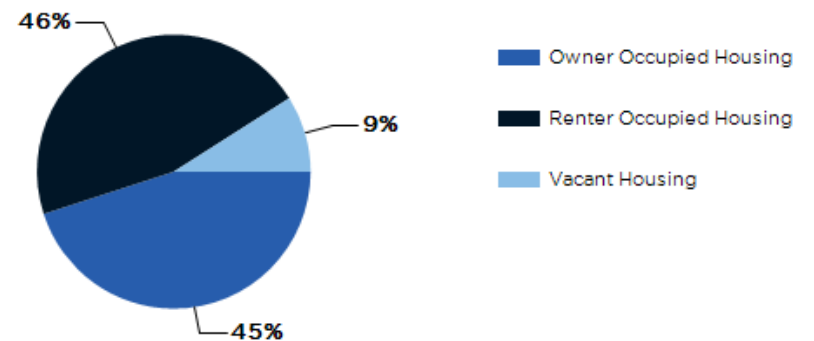
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	224	1,074	1,691
\$15,000-\$24,999	178	1,164	1,825
\$25,000-\$34,999	237	1,228	1,984
\$35,000-\$49,999	243	1,682	2,913
\$50,000-\$74,999	292	2,829	4,995
\$75,000-\$99,999	382	2,381	4,498
\$100,000-\$149,999	327	3,398	6,839
\$150,000-\$199,999	122	1,519	3,336
\$200,000 or greater	113	1,273	3,564
Median HH Income	\$63,089	\$77,375	\$86,639
Average HH Income	\$82,338	\$98,366	\$113,340

2024 Household Income



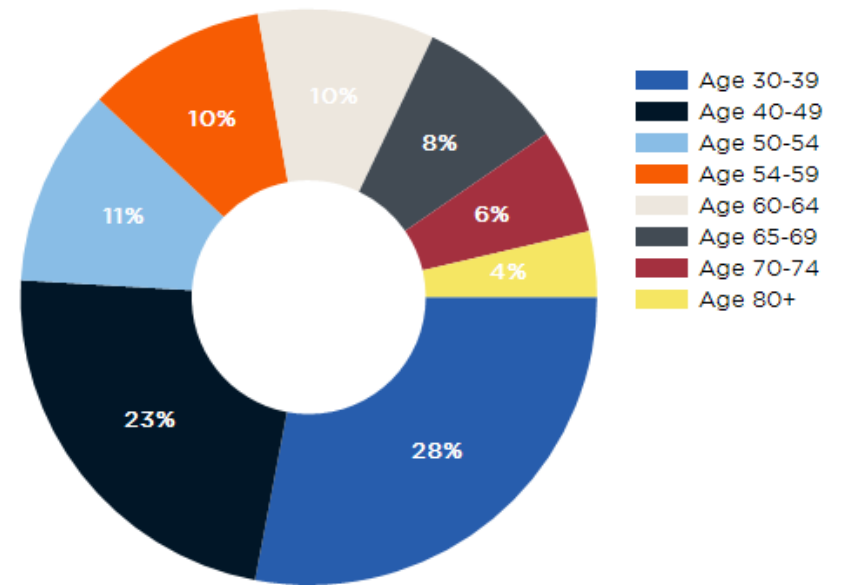
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,593	8,507	14,393
2010 Total Households	1,775	11,630	20,527
2024 Total Households	2,119	16,548	31,647
2029 Total Households	2,447	18,367	35,072
2024 Average Household Size	2.38	2.51	2.54
2024-2029: Households: Growth Rate	14.60%	10.55%	10.40%

2024 Own vs. Rent - 1 Mile Radius

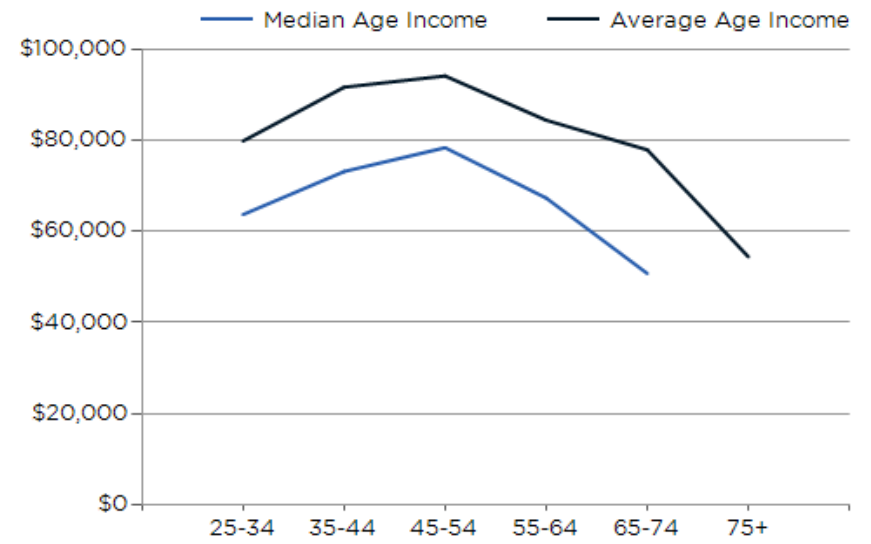


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	387	3,051	5,402
2024 Population Age 35-39	386	2,998	5,512
2024 Population Age 40-44	339	2,956	5,692
2024 Population Age 45-49	295	2,646	5,379
2024 Population Age 50-54	307	2,820	5,870
2024 Population Age 55-59	279	2,526	5,201
2024 Population Age 60-64	274	2,428	4,849
2024 Population Age 65-69	230	2,012	4,056
2024 Population Age 70-74	163	1,557	3,157
2024 Population Age 75-79	102	1,258	2,521
2024 Population Age 80-84	67	744	1,446
2024 Population Age 85+	41	647	1,225
2024 Population Age 18+	3,769	32,223	62,338
2024 Median Age	34	38	39
2029 Median Age	35	39	40



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,787	\$75,361	\$82,081
Average Household Income 25-34	\$79,985	\$93,213	\$106,439
Median Household Income 35-44	\$73,260	\$93,437	\$104,303
Average Household Income 35-44	\$91,828	\$113,386	\$127,743
Median Household Income 45-54	\$78,513	\$100,655	\$109,328
Average Household Income 45-54	\$94,311	\$118,791	\$137,566
Median Household Income 55-64	\$67,432	\$83,734	\$96,518
Average Household Income 55-64	\$84,566	\$105,767	\$125,631
Median Household Income 65-74	\$50,813	\$60,407	\$69,093
Average Household Income 65-74	\$78,053	\$85,358	\$95,015
Average Household Income 75+	\$54,499	\$59,201	\$67,202



395 E. Plaza Drive

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