



# Deerfield Business Park - Flex Suites

110 & 112 Exmore Rd | Mooresville, NC 28115



**FOR LEASE**

1,650 - 18,520 SF Office, Retail, Service, Medical

COMPASS  
COMMERCIAL



# Deerfield - Flex Suites

## Available for Lease

### Property Overview

Now Pre-Leasing 8 New Construction Flex Suites on Exmore Road in Deerfield Business Park. The 2 multi-tenant buildings will include units ranging from 1,650 - 2,540 SF with option to combine units. High visibility from Cornelius Road. Deerfield Business Park is one of the area's most upscale professional communities. With it's close proximity to I 77, exit 36, future exit 38 and planned Exmore Rd Flyover you'll find that this ultra-convenient location is surely one that business owners will appreciate.

Units available as Vanilla Shell or Cold Dark Shell with HVAC Unit included. Giving the tenant the option to have minimal build-out or a clean slat for up-fit.



### Property Details

|                                 |                                                                                         |
|---------------------------------|-----------------------------------------------------------------------------------------|
| <b>Location</b>                 | 110 & 112 Exmore Rd<br>Mooreville, NC 28115                                             |
| <b>County</b>                   | Iredell                                                                                 |
| <b>Availability</b>             | 1,650 - 18,520 SF (Up to 8 Units)                                                       |
| <b>Number of Parking Spaces</b> | 63                                                                                      |
| <b>Parking Ratio</b>            | 3.5                                                                                     |
| <b>AADT</b>                     | 22,600                                                                                  |
| <b>Rent Options</b>             | \$17 - \$25 / SF for Vanilla Shell<br>\$11 / SF for Cold Dark Shell<br>(With HVAC Unit) |
| <b>TICAM</b>                    | \$4.50 / SF                                                                             |

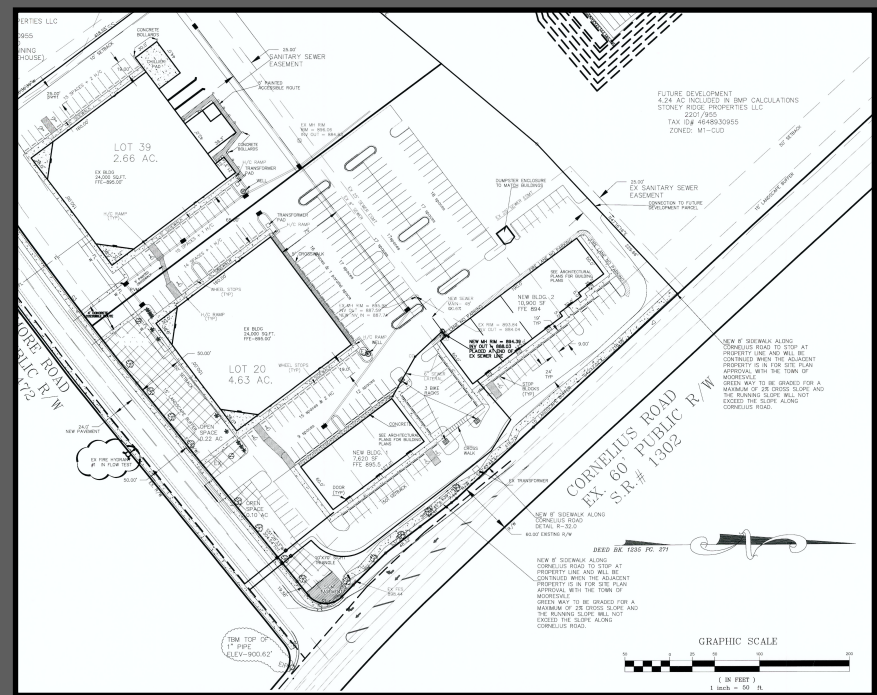






## Available Units

|                 |          |           |
|-----------------|----------|-----------|
| <b>Suite 1A</b> | 2,540 SF | Available |
| <b>Suite 2A</b> | 2,540 SF | Available |
| <b>Suite 3A</b> | 2,540 SF | Available |
| <b>Suite 1B</b> | 2,500 SF | Available |
| <b>Suite 2B</b> | 2,500 SF | Available |
| <b>Suite 3B</b> | 2,500 SF | Available |
| <b>Suite 4B</b> | 1,650 SF | Available |
| <b>Suite 5B</b> | 1,750 SF | Available |

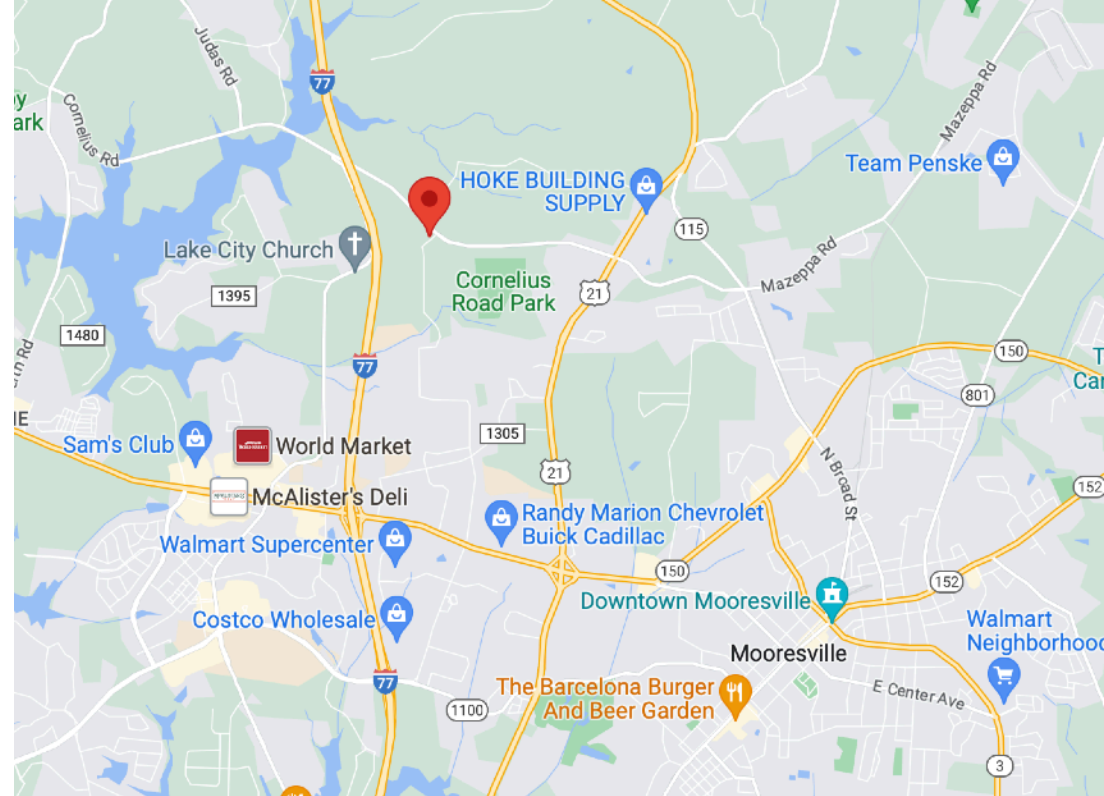


## Demographics

| RADIUS                  | 1 MILE   | 3 MILE   | 5 MILE    |
|-------------------------|----------|----------|-----------|
| Est. 2022 Population    | 1,814    | 30,200   | 74,263    |
| Avg. Household Income   | \$89,607 | \$99,396 | \$102,468 |
| Median Household Income | \$80,392 | \$81,910 | \$80,716  |
| Households              | 726      | 11,546   | 28,651    |

## 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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