

DOLLAR TREE

MOORESVILLE, NC



REPRESENTATIVE PHOTO

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118 ANNAS GRACE DRIVE
MOORESVILLE, NC

\$2,546,000
7.1% CAP RATE



GROSS LEASABLE AREA
9,960 SF



LOT SIZE
2.05± ACRES



YEAR BUILT
2026



NOI
\$180,800

LEASE SUMMARY

LEASE TYPE	NN
TENANT	Dollar Tree
ROOF, STRUCTURE & PAVEMENT	Landlord Responsible
LEASE TERM	10-Years
RENT COMMENCEMENT	09/01/2026
RENT EXPIRATION	08/31/2036
OPTIONS	Four, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 1 - 10	\$15,066.66	\$180,800.00

DEMOGRAPHICS

MOORESVILLE, NC

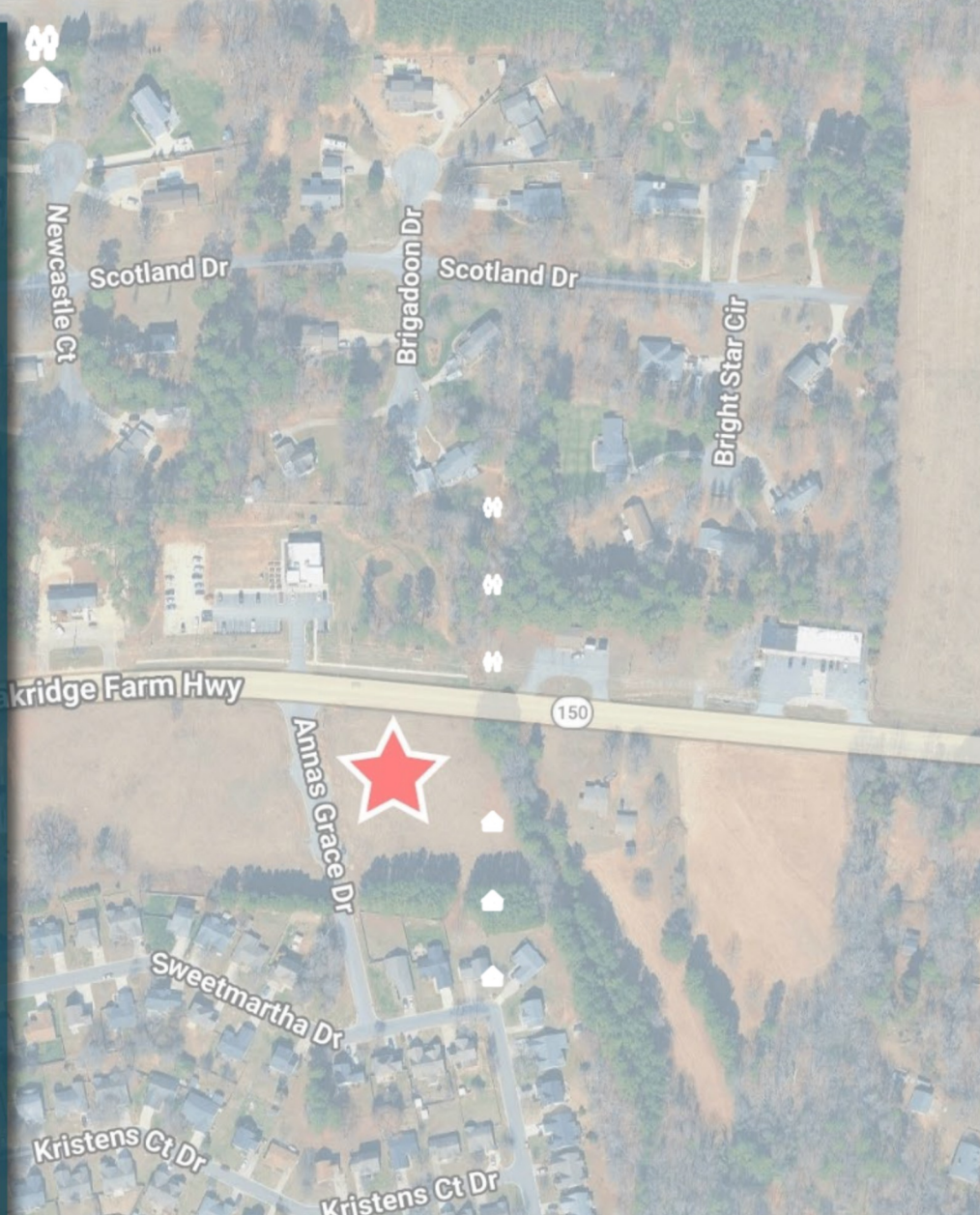
POPULATION	3 MI	5 MI	7 MI
2025 Total	29,565	66,039	97,730
2020 Census Total	26,249	54,914	84,688
2010 Census Total	22,229	42,671	65,876
Total Daytime Population	11,410	30,607	41,640

HOUSEHOLDS	3 MI	5 MI	7 MI
2025 Total Households	11,319	26,217	38,756

INCOME	3 MI	5 MI	7 MI
2025 Est. Average Income	\$86,215	\$92,311	\$99,910
2025 Est. Median Income	\$107,398	\$115,550	\$129,309

AGE/HOME VALUE	3 MI	5 MI	7 MI
2025 Est. Median Age	36.3	37.0	38.6
2025 Est. Median Home Value	\$348,082	\$374,697	\$423,469

EDUCATION	3 MI	5 MI	7 MI
Bachelor's Degree or Higher	34.5%	40.9%	42.7%



41,640

TOTAL DAYTIME POPULATION
WITHIN 7 MILES



34.5%

INDIVIDUALS WITH A BACHELOR'S
DEGREE OR HIGHER WITHIN 3 MILES



97,730

2025 TOTAL POPULATION
CONSENSUS WITHIN 7 MILES



\$92,311

AVERAGE HOUSEHOLD
INCOME WITHIN 5 MILES



\$423,469

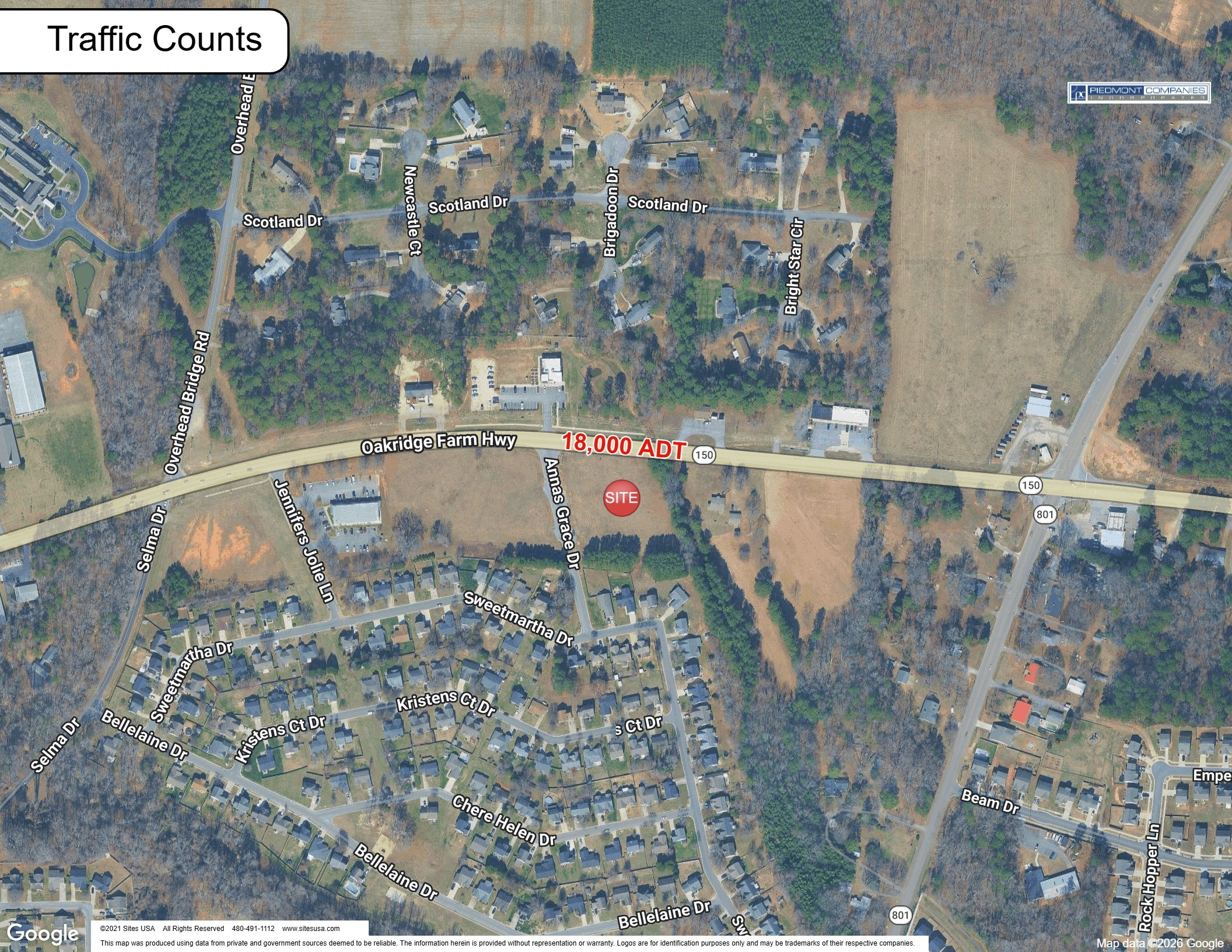
2025 EST. MEDIAN
HOME VALUE WITHIN 7
MILE



38,756

2025 TOTAL HOUSEHOLDS
WITHIN 7 MILES

Traffic Counts





Mooreville, NC

Oakridge Farm Hwy & Anna Grace Dr

Site Data Summary

Building Prototype:	104 x 96
Existing Zoning:	CZ
Area Summary:	
Total Site Area:	±2.05 Acres
Building Exterior:	±9,960 sf
Parking Summary:	
Spaces Req'd:	30 (Code 3 per 1,000)
Spaces Provided:	33
Space Size:	9' x 19'
Setbacks:	(Bldg) (Landscape)
Front:	10' 10'
Side:	5' 5'
Rear:	50' 50'

Impervious Area Coverage
Proposed Impervious Area = ±35,428 sf

Available Utilities:

1. Sewer: Yes
2. 3 Phase Electric: Yes
3. Natural Gas: Yes
4. Water: Yes

Notes:

1. Stormwater: Yes
2. If Risk Class 0-2, No Bollards in Front of store.
3. WB-67 Delivery Truck Used.
4. Easements Present: (Y/N or NA): Unknown
5. Access Points Provided (Min 2): 2
6. Significant Grade Change (Y/N or NA): No
7. Is Septic Field Req'd? (Y/N or NA): No
8. Landscape Islands Req'd? Yes
9. Cross Access Needed? No

Date Prepared: 6/24/2025

Prepared By:

W. Russell Folsom, PE

Prepared For:



Developer:

Larry Bearden



Potential 25' Sanitary Sewer Easement
No Record Document Found at Time of Survey

20' Public Storm Drainage Easement
PB, 30 PGS, 12-14

Annas Grace Drive @ Hwy 150
Moorestville, NC 28115
Area Map



Retail

Mazeppa Park



DOLLAR GENERAL

1 mi Radius

A grid of 15 retail logos: TACO BELL, boost mobile, metro by T-Mobile, DUNKIN', Aaron's, VSC TRACTOR SUPPLY CO, Quick Lane, Kentucky Fried Chicken, SUBWAY, McDonald's, FOOD LION, FAMILY DOLLAR, O'Reilly AUTO PARTS, and NAPA.



PLAY IT AGAIN SPORTS

Caribou COFFEE

DOLLAR GENERAL

Bojangles

BURGER KING

AutoZone

Walgreens

CVS pharmacy

USPS

Curves

FOOD LION

DOLLAR GENERAL

Liberty Park
Mooreville

DOLLAR GENERAL



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