

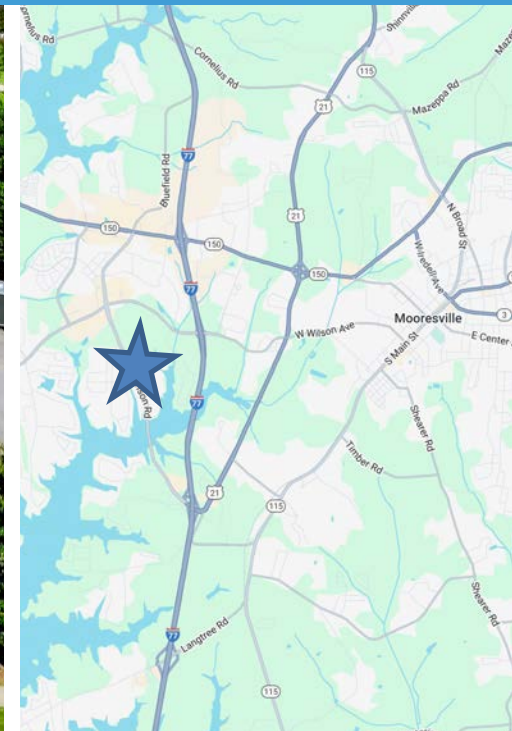
HARBOR SQUARE

491 WILLIAMSON ROAD, MOORESVILLE, NC 28117

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 1,031 - 1,618 SF MOVE-IN-READY OFFICE SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- **Suite 203:** ± 1,031 SF move-in-ready office space available
- **Suite 207:** ± 1,618 SF move-in-ready office space available
- Two large private offices, one conference room and storage room
- ± 28,906 SF shopping center with retail and office tenants
- Strategically located on Williamson Road
- Close proximity to I-77 and NC-150 (River Hwy)
- Ample parking
- Excellent visibility with large signage opportunities
- Minutes from Mooresville's major retail corridor with national tenants including Lowe's, Target, Sam's Club, Best Buy, Staples, Barnes & Noble, and more!



CALL BROKERS FOR PRICING

BROKER CONTACT

JOHN CALHOUN

704.927.2883

jcalhoun@newsouthprop.com

MACLAIN HUGUE

704.927.2890

mhuge@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

HARBOR SQUARE

491 WILLIAMSON ROAD, MOORESVILLE, NC 28117

MARKET
AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

± 1,031 - 1,618 SF MOVE-IN-READY OFFICE SPACE AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com
MACLAIN HUGO | 704.927.2890 | mhugo@newsouthprop.com

HARBOR SQUARE

491 WILLIAMSON ROAD, MOORESVILLE, NC 28117

SUITE 203
FLOOR PLAN

NS New South
Properties
NEWSOUTHPROP.COM

± 1,031 - 1,618 SF MOVE-IN-READY OFFICE SPACE AVAILABLE



AVAILABLE
SUITE 203
1,031 SF

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com
MACLAIN HUGUE | 704.927.2890 | mhuge@newsouthprop.com

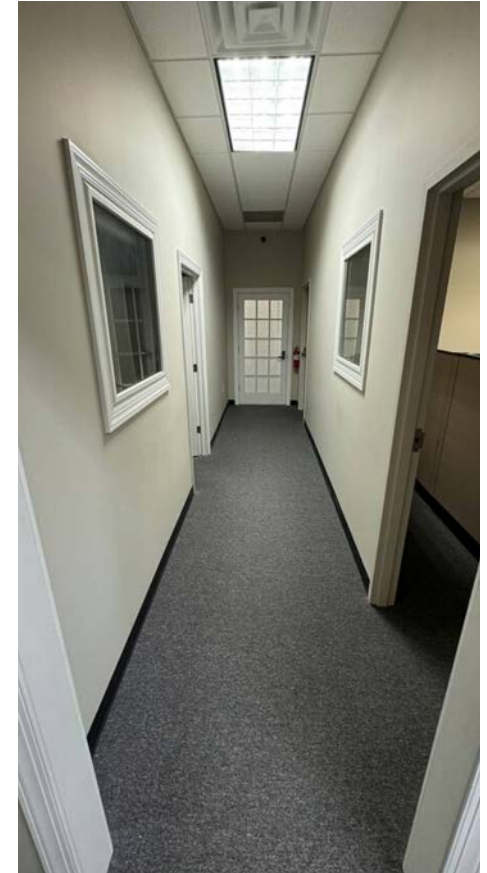
HARBOR SQUARE

491 WILLIAMSON ROAD, MOORESVILLE, NC 28117

SUITE 203
PHOTOS

NS New South
Properties
NEWSOUTHPROP.COM

± 1,031 - 1,618 SF MOVE-IN-READY OFFICE SPACE AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com
MACLAIN HUGE | 704.927.2890 | mhuge@newsouthprop.com

HARBOR SQUARE

491 WILLIAMSON ROAD, MOORESVILLE, NC 28117

SITE PHOTOS

NS New South
Properties
NEWSOUTHPROP.COM

± 1,031 - 1,618 SF MOVE-IN-READY OFFICE SPACE AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com
MACLAIN HUGUE | 704.927.2890 | mhuge@newsouthprop.com

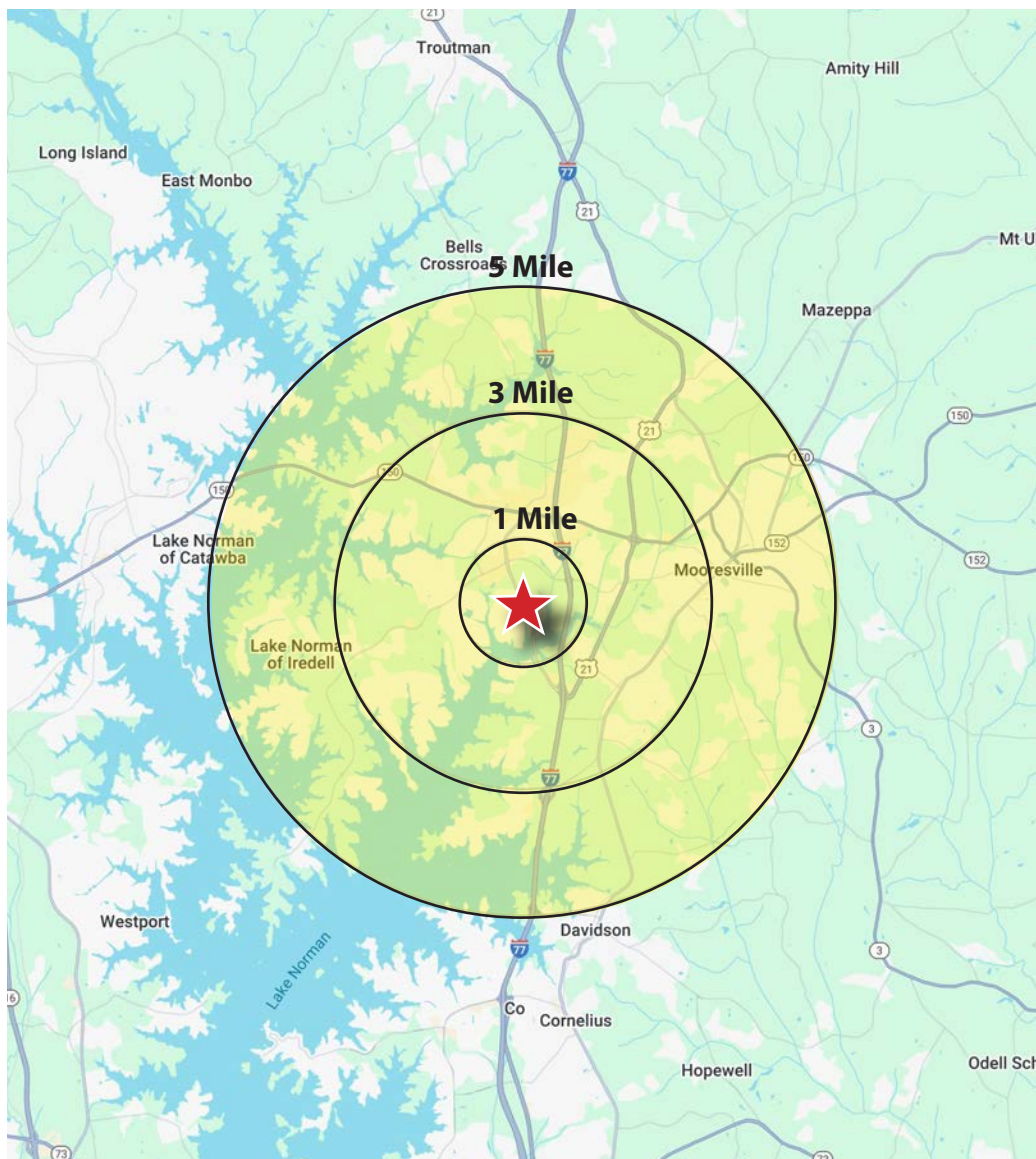
HARBOR SQUARE

491 WILLIAMSON ROAD, MOORESVILLE, NC 28117

DEMOGRAPHICS

NS New South
Properties
NEWSOUTHPROP.COM

± 1,031 - 1,618 SF MOVE-IN-READY OFFICE SPACE AVAILABLE



POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	3,849	40,586	84,580
2030 Projected Population	4,324	46,749	97,120
Projected Annual Growth (2025-2030)	475 2.5%	6,163 3.0%	12,539 3.0%

HOUSEHOLDS

2025 Estimated Households	1,681	17,271	34,304
2030 Projected Households	1,921	20,219	39,973

HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$157,905	\$134,777	\$145,461
---	-----------	-----------	-----------

BUSINESSES

2025 Estimated Total Businesses	632	2,917	4,928
2025 Estimated Total Employees	4,101	24,033	38,274

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com
MACLAIN HUGE | 704.927.2890 | mhuge@newsouthprop.com