

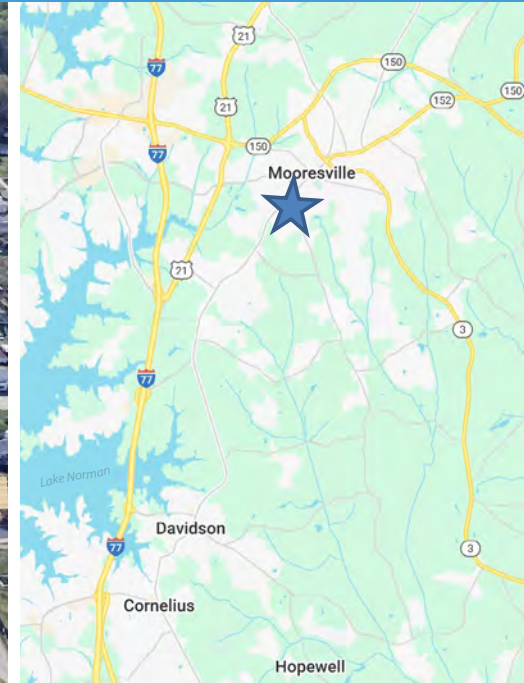
MERINO MILL - BUILDING 1

500 S. MAIN STREET, SUITE 102, MOORESVILLE, NC 28115

FOR SUBLEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 3,535 SF PLUG & PLAY LOFT STYLE OFFICE AVAILABLE



PROPERTY HIGHLIGHTS

- ± 3,535 SF "Plug & Play" loft style office or flex space available
- Built out in 2023 with new furniture
- Includes 2 furnished glass offices, storage area, break area, and bullpen with 21 cubes
- Storage area is 18' x 18' with racking (could easily convert to training or conference room)
- Abundant natural light and parking
- Access to loading dock and double door entry
- Prime South Main Street location in the heart of Downtown Mooresville
- Located in Merino Mill, a mixed-use redevelopment of a historic mill with ample communal outdoor space, destination retail, and modern coworking, office, and showroom space

PROPERTY HIGHLIGHTS

- Steps from local favorites like Alino Pizzeria, The Barcelona Burger & Beer Garden, Defined Coffee, and Main Street Antiques
- **\$18.36/SF Modified Gross (net utilities & janitorial)**

DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
Population	5,541	42,872	77,679
Avg. HH Income	\$90,328	\$106,763	\$124,368
Daytime Pop.	4,405	33,985	56,925

BROKER CONTACT

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AERIAL

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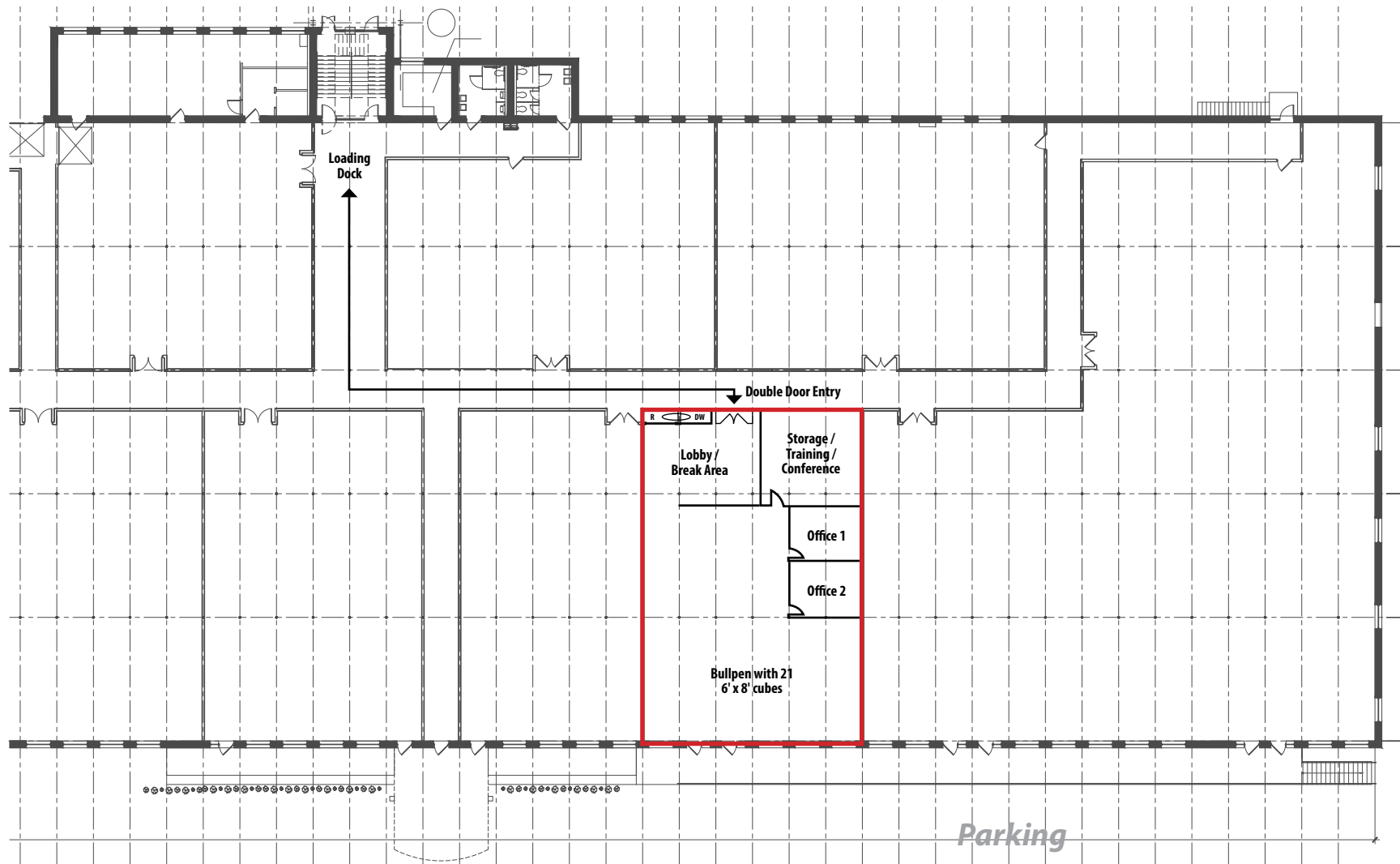
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FLOOR PLAN

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← **Downtown
Mooreville**

S. Main Street

* 18' x 18' Storage Area / Training Room / Conference Space
* 10' x 12' Offices

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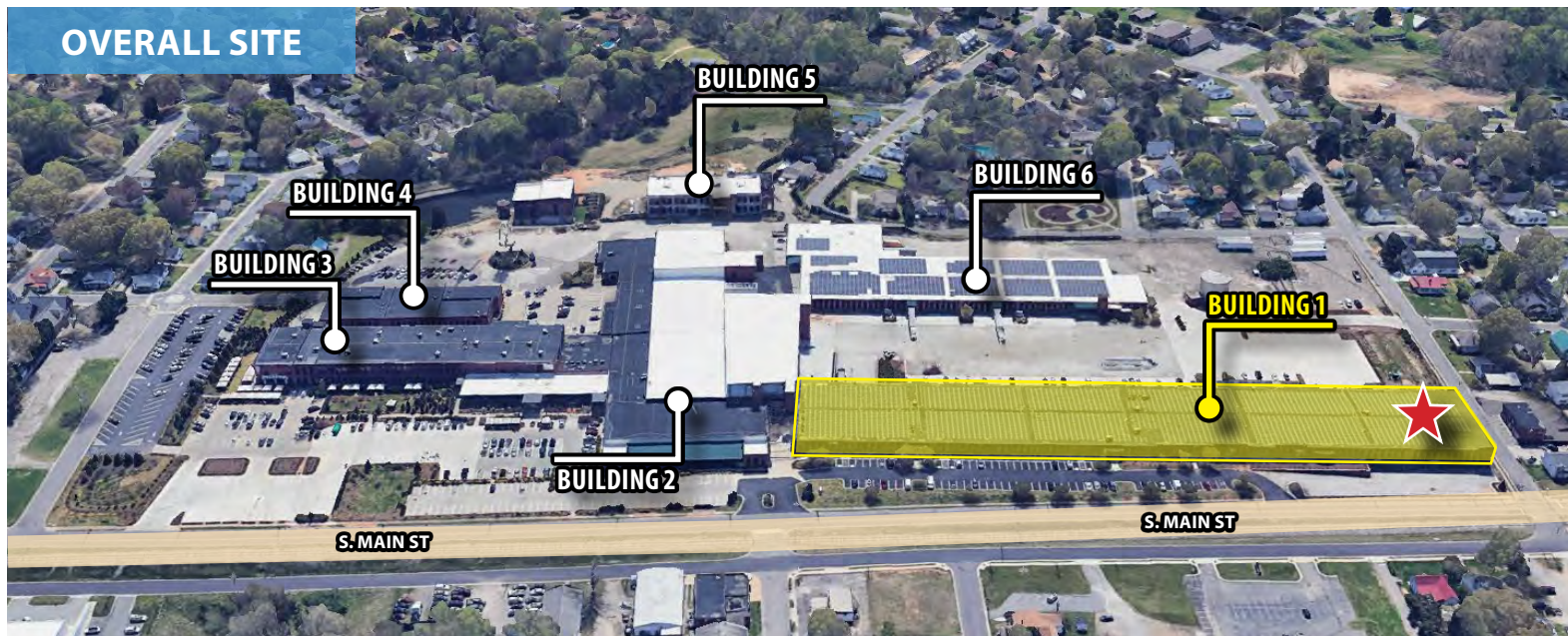
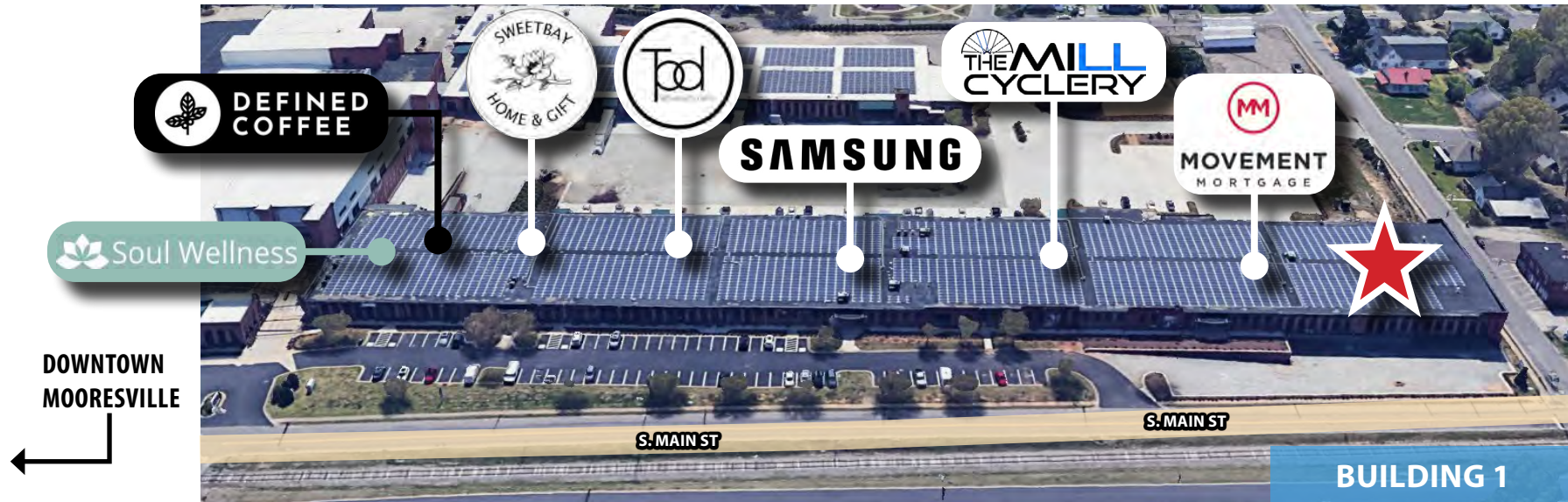
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SITE
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EXTERIOR
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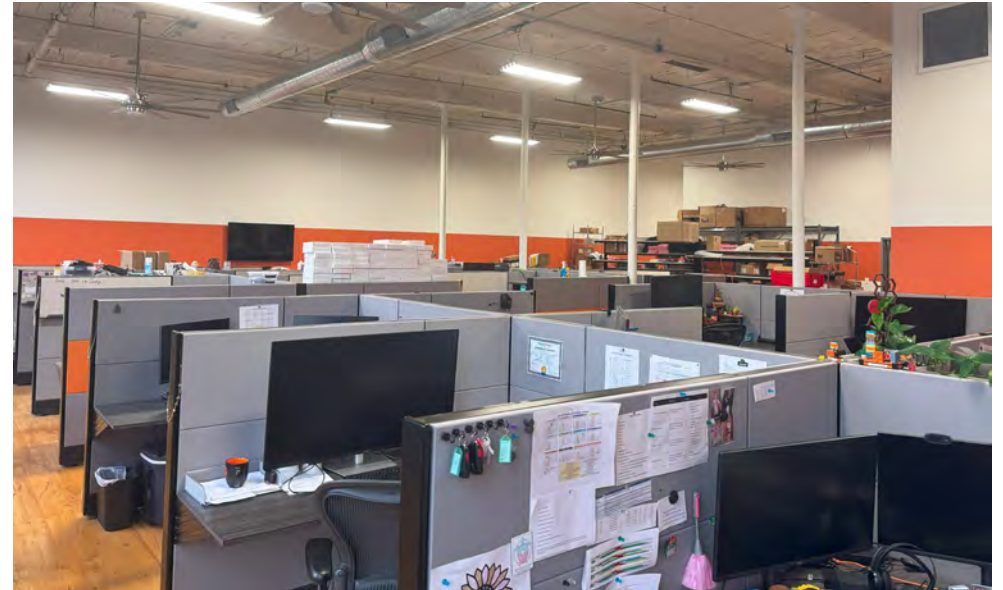
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INTERIOR
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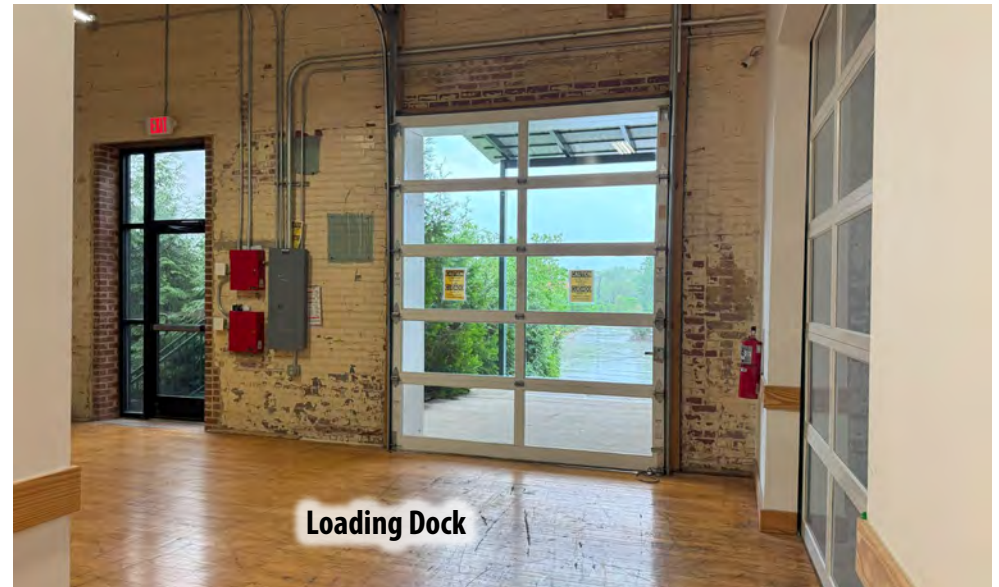
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