

SUITE A

**735 S. BROAD STREET, MOORESVILLE, NC
28115**

OFFICE SPACE FOR LEASE

FOR MORE INFORMATION

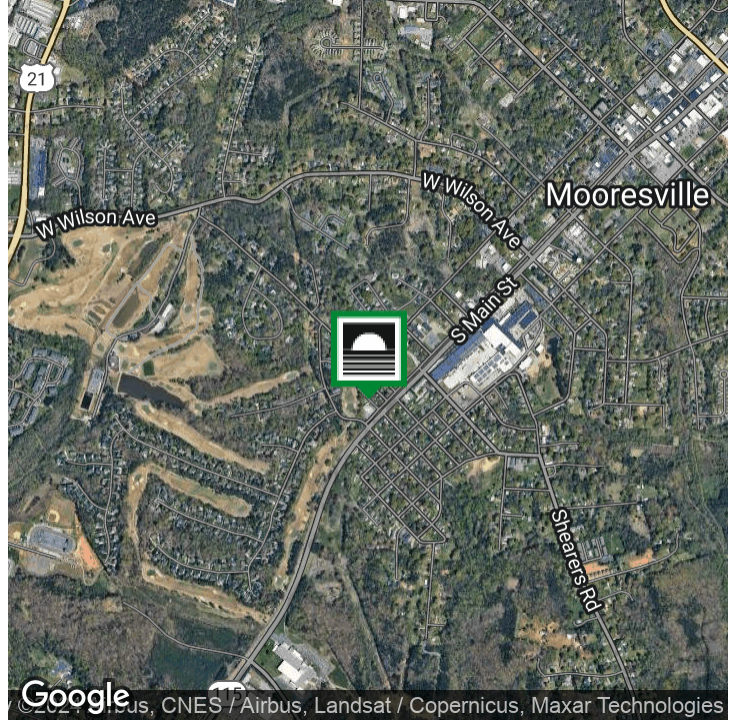
NIKKI ROBINSON

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SUITE A - OFFICE SPACE

735 S. BROAD ST, MOORESVILLE, NC 28115

EXECUTIVE SUMMARY | 2



OFFERING SUMMARY

Lease Rate:	\$16/SF
Building Size:	10,400 SF
Available SF:	3,196 SF
Lot Size:	0.80 Acres
Zoning:	Corridor Mixed Use (CM)
Parking:	Asphalt - 25 spaces

PROPERTY OVERVIEW

Office Space Available in Downtown Mooresville!

PROPERTY HIGHLIGHTS

FULLY BUILT-OUT OFFICE SPACE FOR LEASE IN VIBRANT DOWNTOWN MOORESVILLE! EXECUTIVE SPACE FEATURES 6 OFFICES, CONFERENCE ROOM, STAFF LOUNGE & TWO RESTROOMS. CORRIDOR MIXED USE ZONING ALLOWS FOR A MULTITUDE OF USES-- RETAIL, OFFICE, INSTITUTIONAL & HOSPITALITY! FRESHLY PAINTED INTERIOR, COMMERCIAL GRADE CARPET, DROP CEILING W/ FLUORESCENT LIGHTING, FRESHLY PAINTED BRICK EXTERIOR & NEW ROOF!

GREAT VISIBILITY FROM S. BROAD ST AND S. MAIN ST. RESURFACED ASPHALY PARKING LOT WITH 25 SHARED SPACES! EASY IN & EASY OUT WITH MULTIPLE LARGE CURB CUTS!

GREAT LOCATION DOWNTOWN WITH CROSS STREETS AT NORMAN DRIVE, S. MAIN STREET/NC-115 AND W. LOWRANCE AVENUE. CLOSE TO MOOR PARK AND MERINO MILL.

735 S. BROAD ST.

735 S. BROAD ST., MOORESVILLE, NC 28115

PROPERTY DETAILS | 3

LOCATION INFORMATION

Building Name	SUITE A
Street Address	735 S. Broad Street
City, State, Zip	Mooreville, NC 28115
County	Iredell
Cross-Streets	Norman Drive

BUILDING INFORMATION

Space Size	3,196 SF
Building Class	C
Year Built	1975
Year Last Renovated	2023
Occupancy	Vacant

Lease Rate	\$5,000/MO
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Lease Term	NEGOTIABLE
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PROPERTY INFORMATION

Property Type	Office
Zoning	CMX
Permitted Uses	Office, Retail, Hospitality, Educational, Institutional
Downtown Location	Opportunity Zone

PARKING - ASPHALT PARKING LOT WITH 25 SHARED SPACES

UTILITIES - MUNICIPAL WATER & SEWER



Suite A - Front view of building

20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

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Property Address: 735 S Broad Street, Mooresville, NC
Prepared for: Nikki Robinson and Hannah Whitlow
Total: 10198.1 sq.ft.

See cover page for detailed square footage calculations

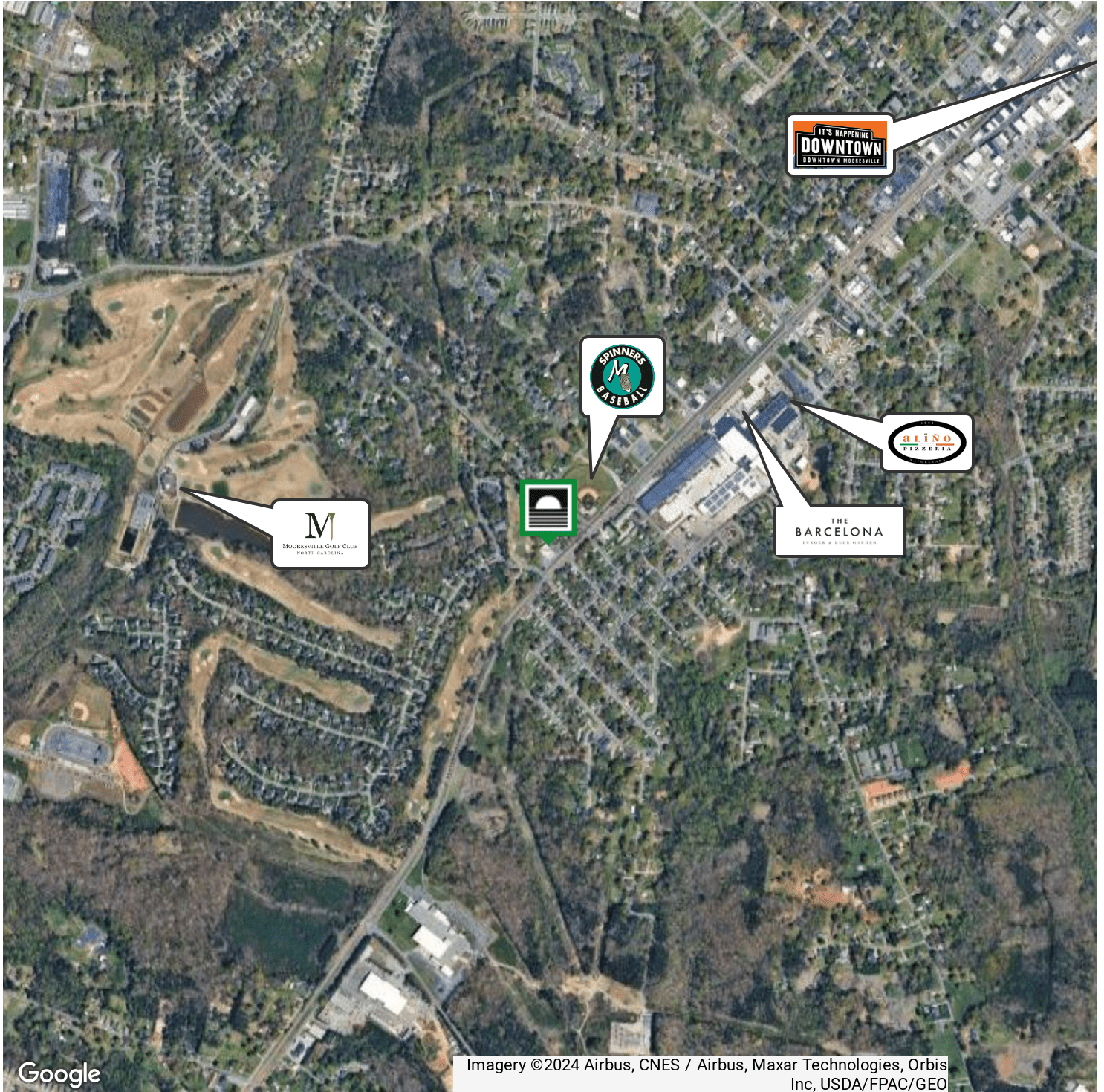


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LOCATION MAP | 7



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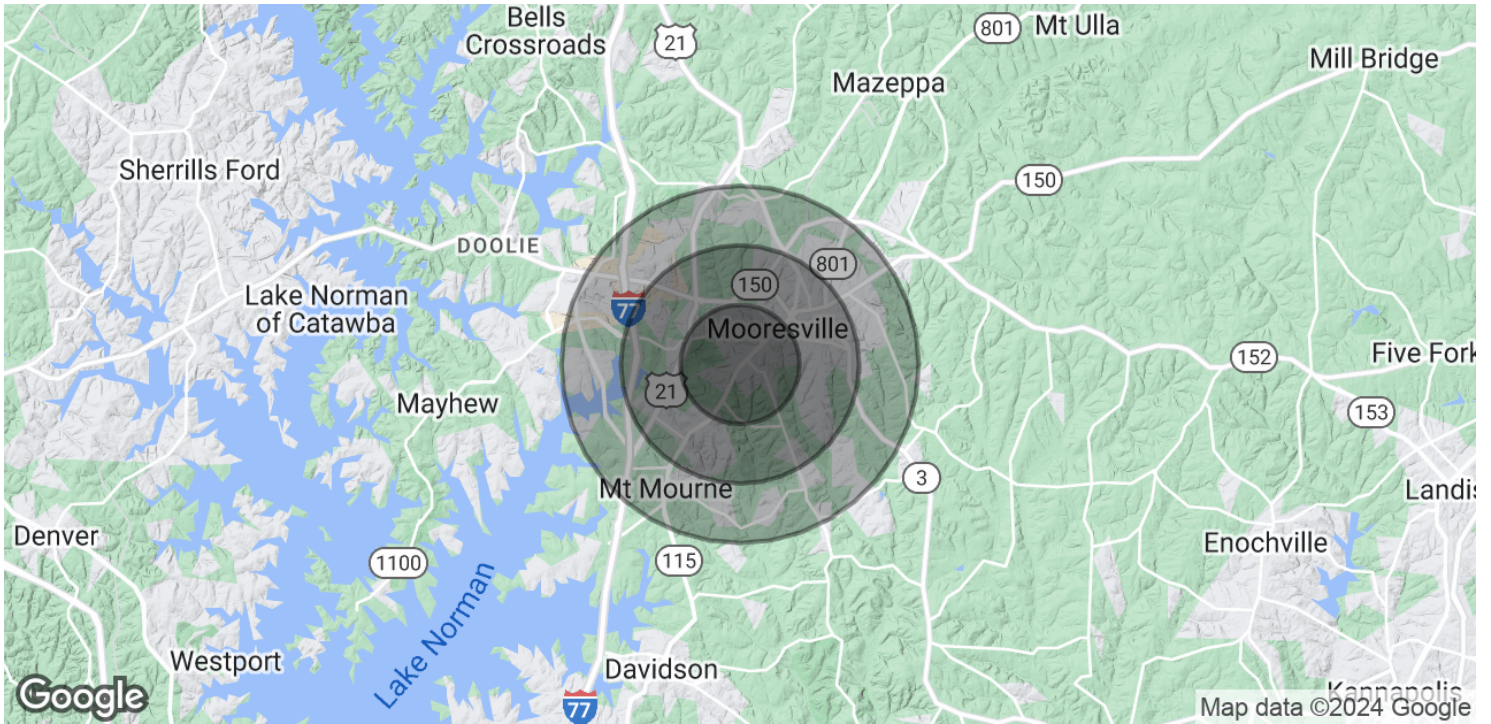
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DEMOGRAPHICS MAP & REPORT | 8



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,749	16,628	30,964
Average Age	34.7	36.7	37.4
Average Age (Male)	32.3	33.6	35.1
Average Age (Female)	38.2	40.3	39.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,097	7,026	12,926
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$64,192	\$75,710	\$80,418
Average House Value	\$224,985	\$221,480	\$248,427

TRAFFIC COUNTS	
S. Main	/day

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