



Rob Cassam, Broker
704-533-3074 or 704-442-1774
Rob@CarolinaRealtyAdvisors.com
www.CarolinaRealtyAdvisors.com

Brawley Road Business Park



Space 5B For Lease

136 Stutts Rd. Mooresville NC 28117



Price: \$950 per month

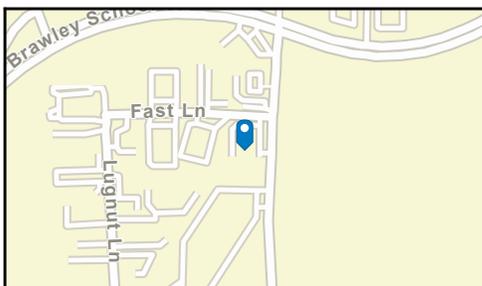
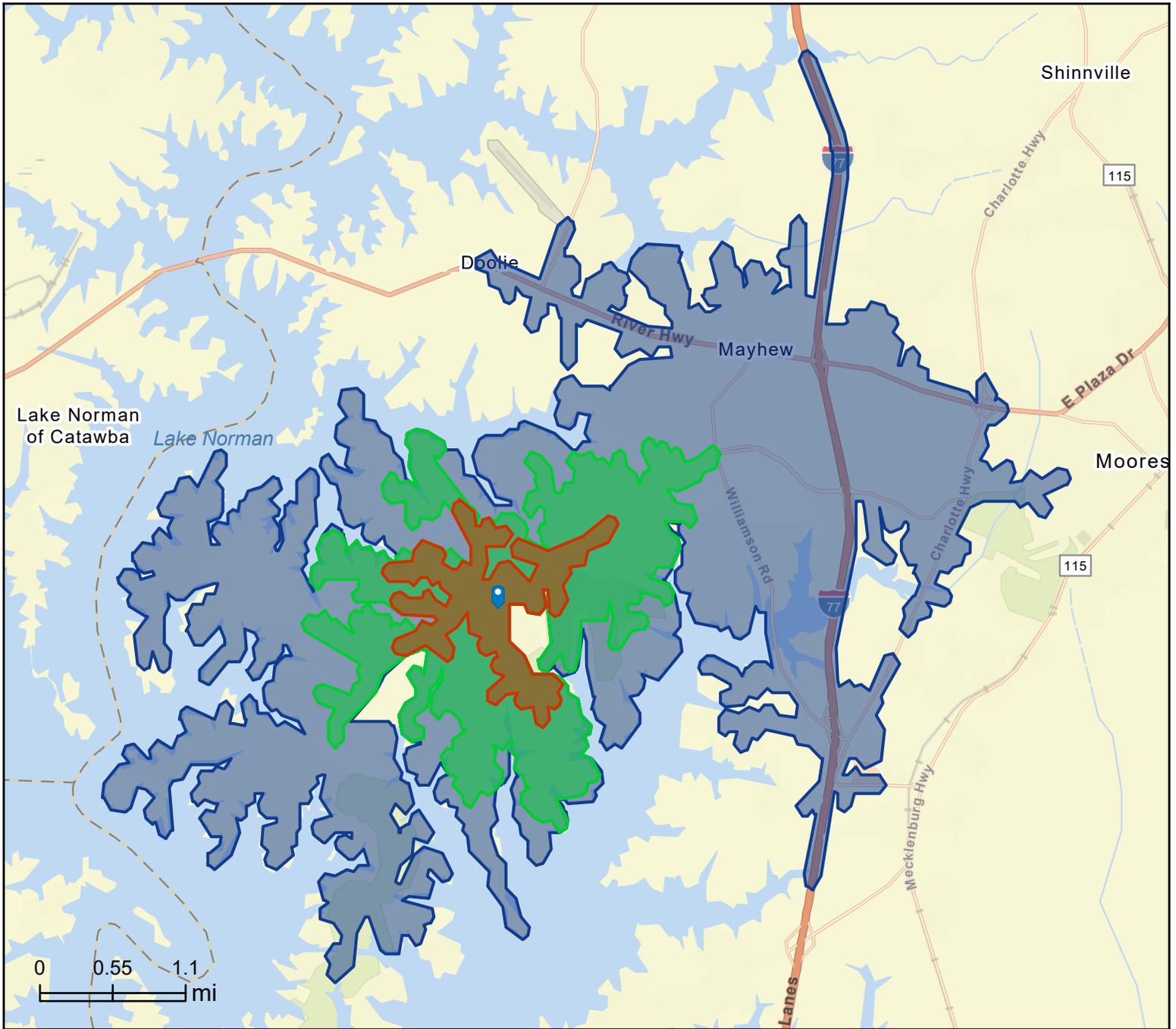
Overview: 1,120 SF Great opportunity for a nice unit off Brawley School Road at Stutts Road. This space is office/warehouse and does not have a storefront. Access is at the side of the building. Monument signage only available. The space, one office and one bathroom- the balance is storage space with shop door access at rear of the building (no roll up door). The center has ample parking and great demographics. Lease rate includes taxes, building insurance and water. Tenant pays for all other.

We have obtained the above information from sources we believe to be reliable, but no representations of any kind, expressed or implied, are being made as to the accuracy of such information. All references to square footage, lot size, or income/expenses are approximate only. Buyer or agent should conduct an independent investigation of all property information. We bear no liability for any errors, inaccuracies or omissions.

Site Map

136 Stutts Rd, Mooresville, North Carolina, 28117
Drive Time: 3, 5, 10 minute radii

Prepared by Esri
Latitude: 35.56707
Longitude: -80.90298





Market Profile

136 Stutts Rd, Mooresville, North Carolina, 28117
 Drive Time: 3, 5, 10 minute radii

Prepared by Esri
 Latitude: 35.56707
 Longitude: -80.90298

	3 minutes	5 minutes	10 minutes
Population Summary			
2000 Total Population	28	2,322	10,425
2010 Total Population	62	4,118	18,511
2020 Total Population	80	4,722	25,261
2020 Group Quarters	0	0	7
2025 Total Population	104	5,424	28,414
2020-2025 Annual Rate	5.39%	2.81%	2.38%
2020 Total Daytime Population	192	4,370	29,059
Workers	145	1,778	15,679
Residents	47	2,592	13,380
Household Summary			
2000 Households	10	918	4,015
2000 Average Household Size	2.80	2.53	2.59
2010 Households	22	1,550	6,898
2010 Average Household Size	2.82	2.66	2.68
2020 Households	28	1,772	9,178
2020 Average Household Size	2.86	2.66	2.75
2025 Households	36	2,039	10,272
2025 Average Household Size	2.89	2.66	2.77
2020-2025 Annual Rate	5.15%	2.85%	2.28%
2010 Families	16	1,219	5,171
2010 Average Family Size	3.38	3.00	3.12
2020 Families	20	1,378	6,786
2020 Average Family Size	3.40	3.03	3.23
2025 Families	26	1,575	7,565
2025 Average Family Size	3.38	3.03	3.25
2020-2025 Annual Rate	5.39%	2.71%	2.20%
Housing Unit Summary			
2000 Housing Units	12	1,101	4,673
Owner Occupied Housing Units	66.7%	73.3%	71.4%
Renter Occupied Housing Units	16.7%	10.1%	14.5%
Vacant Housing Units	16.7%	16.6%	14.1%
2010 Housing Units	23	1,760	7,760
Owner Occupied Housing Units	73.9%	72.8%	68.6%
Renter Occupied Housing Units	21.7%	15.3%	20.3%
Vacant Housing Units	4.3%	11.9%	11.1%
2020 Housing Units	31	2,060	10,191
Owner Occupied Housing Units	74.2%	71.4%	64.0%
Renter Occupied Housing Units	16.1%	14.6%	26.1%
Vacant Housing Units	9.7%	14.0%	9.9%
2025 Housing Units	39	2,346	11,367
Owner Occupied Housing Units	59.0%	66.9%	61.8%
Renter Occupied Housing Units	33.3%	20.0%	28.6%
Vacant Housing Units	7.7%	13.1%	9.6%
Median Household Income			
2020	\$78,325	\$102,706	\$88,666
2025	\$89,126	\$109,270	\$95,398
Median Home Value			
2020	\$430,000	\$469,243	\$416,631
2025	\$450,000	\$490,828	\$444,163
Per Capita Income			
2020	\$39,429	\$48,915	\$44,132
2025	\$44,789	\$53,862	\$48,660
Median Age			
2010	39.5	41.7	38.9
2020	41.1	44.3	40.3
2025	42.0	44.9	40.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

136 Stutts Rd, Mooresville, North Carolina, 28117
 Drive Time: 3, 5, 10 minute radii

Prepared by Esri
 Latitude: 35.56707
 Longitude: -80.90298

	3 minutes	5 minutes	10 minutes
2020 Households by Income			
Household Income Base	28	1,772	9,178
<\$15,000	7.1%	4.2%	4.5%
\$15,000 - \$24,999	7.1%	5.2%	5.3%
\$25,000 - \$34,999	7.1%	4.7%	4.7%
\$35,000 - \$49,999	14.3%	11.0%	10.6%
\$50,000 - \$74,999	10.7%	13.7%	17.4%
\$75,000 - \$99,999	10.7%	9.9%	12.1%
\$100,000 - \$149,999	21.4%	17.7%	18.2%
\$150,000 - \$199,999	7.1%	14.1%	12.0%
\$200,000+	10.7%	19.6%	15.0%
Average Household Income	\$107,254	\$135,867	\$121,810
2025 Households by Income			
Household Income Base	36	2,039	10,272
<\$15,000	5.6%	4.3%	4.6%
\$15,000 - \$24,999	5.6%	5.0%	5.0%
\$25,000 - \$34,999	8.3%	4.5%	4.5%
\$35,000 - \$49,999	13.9%	10.4%	10.1%
\$50,000 - \$74,999	11.1%	12.2%	16.1%
\$75,000 - \$99,999	11.1%	9.3%	11.5%
\$100,000 - \$149,999	19.4%	17.5%	18.0%
\$150,000 - \$199,999	11.1%	14.3%	12.4%
\$200,000+	16.7%	22.7%	17.9%
Average Household Income	\$123,188	\$149,696	\$134,855
2020 Owner Occupied Housing Units by Value			
Total	23	1,470	6,523
<\$50,000	0.0%	0.6%	1.2%
\$50,000 - \$99,999	0.0%	0.6%	0.7%
\$100,000 - \$149,999	0.0%	1.3%	3.3%
\$150,000 - \$199,999	8.7%	4.5%	8.9%
\$200,000 - \$249,999	4.3%	3.7%	8.0%
\$250,000 - \$299,999	4.3%	4.9%	8.0%
\$300,000 - \$399,999	21.7%	20.1%	17.5%
\$400,000 - \$499,999	21.7%	20.7%	14.1%
\$500,000 - \$749,999	13.0%	19.1%	19.8%
\$750,000 - \$999,999	13.0%	16.7%	12.3%
\$1,000,000 - \$1,499,999	4.3%	4.4%	4.1%
\$1,500,000 - \$1,999,999	0.0%	1.2%	0.6%
\$2,000,000 +	0.0%	2.2%	1.4%
Average Home Value	\$504,762	\$585,909	\$510,211
2025 Owner Occupied Housing Units by Value			
Total	23	1,569	7,024
<\$50,000	0.0%	0.4%	0.8%
\$50,000 - \$99,999	0.0%	0.4%	0.5%
\$100,000 - \$149,999	0.0%	0.8%	2.5%
\$150,000 - \$199,999	8.7%	3.1%	7.4%
\$200,000 - \$249,999	4.3%	2.8%	7.3%
\$250,000 - \$299,999	4.3%	4.1%	7.4%
\$300,000 - \$399,999	21.7%	18.9%	17.6%
\$400,000 - \$499,999	21.7%	21.5%	14.9%
\$500,000 - \$749,999	13.0%	21.0%	21.8%
\$750,000 - \$999,999	17.4%	18.9%	13.7%
\$1,000,000 - \$1,499,999	4.3%	4.7%	4.3%
\$1,500,000 - \$1,999,999	0.0%	1.2%	0.6%
\$2,000,000 +	4.3%	2.3%	1.5%
Average Home Value	\$596,739	\$614,490	\$533,331

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

136 Stutts Rd, Mooresville, North Carolina, 28117
 Drive Time: 3, 5, 10 minute radii

Prepared by Esri
 Latitude: 35.56707
 Longitude: -80.90298

	3 minutes	5 minutes	10 minutes
2010 Population by Age			
Total	62	4,119	18,512
0 - 4	4.8%	4.5%	5.2%
5 - 9	8.1%	7.7%	8.1%
10 - 14	9.7%	9.8%	9.9%
15 - 24	12.9%	11.8%	12.7%
25 - 34	6.5%	6.4%	8.3%
35 - 44	17.7%	16.1%	17.1%
45 - 54	16.1%	19.3%	18.2%
55 - 64	9.7%	12.2%	10.6%
65 - 74	6.5%	7.4%	6.2%
75 - 84	4.8%	3.7%	2.9%
85 +	1.6%	1.1%	0.7%
18 +	71.0%	72.2%	71.0%
2020 Population by Age			
Total	79	4,718	25,260
0 - 4	5.1%	4.2%	5.0%
5 - 9	7.6%	5.7%	6.1%
10 - 14	8.9%	7.3%	7.5%
15 - 24	11.4%	12.5%	13.6%
25 - 34	7.6%	9.1%	11.5%
35 - 44	16.5%	12.1%	12.3%
45 - 54	15.2%	15.9%	16.5%
55 - 64	11.4%	15.8%	14.1%
65 - 74	8.9%	10.7%	8.5%
75 - 84	6.3%	5.3%	3.8%
85 +	1.3%	1.5%	1.0%
18 +	74.7%	78.1%	76.9%
2025 Population by Age			
Total	104	5,425	28,412
0 - 4	4.8%	4.3%	5.1%
5 - 9	7.7%	5.7%	5.9%
10 - 14	8.7%	6.8%	6.8%
15 - 24	10.6%	10.4%	11.2%
25 - 34	6.7%	9.7%	13.3%
35 - 44	17.3%	13.4%	13.5%
45 - 54	13.5%	13.3%	13.5%
55 - 64	10.6%	15.9%	14.5%
65 - 74	10.6%	11.5%	9.8%
75 - 84	7.7%	7.4%	5.1%
85 +	1.9%	1.7%	1.2%
18 +	74.0%	79.2%	78.2%
2010 Population by Sex			
Males	31	2,058	9,218
Females	31	2,060	9,293
2020 Population by Sex			
Males	40	2,334	12,490
Females	40	2,388	12,772
2025 Population by Sex			
Males	52	2,683	14,039
Females	51	2,740	14,376

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

136 Stutts Rd, Mooresville, North Carolina, 28117
 Drive Time: 3, 5, 10 minute radii

Prepared by Esri
 Latitude: 35.56707
 Longitude: -80.90298

	3 minutes	5 minutes	10 minutes
2010 Population by Race/Ethnicity			
Total	62	4,118	18,511
White Alone	91.9%	94.1%	90.8%
Black Alone	1.6%	1.4%	3.0%
American Indian Alone	0.0%	0.2%	0.3%
Asian Alone	3.2%	1.6%	2.9%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	1.6%	1.3%	1.4%
Two or More Races	1.6%	1.3%	1.6%
Hispanic Origin	3.2%	4.3%	4.3%
Diversity Index	20.6	18.8	24.2
2020 Population by Race/Ethnicity			
Total	79	4,721	25,261
White Alone	91.1%	92.2%	87.7%
Black Alone	2.5%	1.6%	3.3%
American Indian Alone	0.0%	0.2%	0.3%
Asian Alone	3.8%	2.3%	4.7%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	1.3%	1.8%	1.7%
Two or More Races	1.3%	1.8%	2.2%
Hispanic Origin	3.8%	5.6%	5.3%
Diversity Index	24.7	23.9	30.5
2025 Population by Race/Ethnicity			
Total	104	5,424	28,413
White Alone	88.5%	90.8%	86.0%
Black Alone	2.9%	1.7%	3.5%
American Indian Alone	0.0%	0.3%	0.3%
Asian Alone	4.8%	2.9%	5.8%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	1.9%	2.2%	2.0%
Two or More Races	1.9%	2.0%	2.4%
Hispanic Origin	4.8%	6.5%	6.2%
Diversity Index	28.6	27.4	34.2
2010 Population by Relationship and Household Type			
Total	62	4,118	18,511
In Households	100.0%	100.0%	100.0%
In Family Households	87.1%	90.0%	88.4%
Householder	27.4%	28.6%	27.6%
Spouse	24.2%	24.9%	23.1%
Child	32.3%	32.8%	34.2%
Other relative	1.6%	2.6%	2.3%
Nonrelative	1.6%	1.1%	1.2%
In Nonfamily Households	12.9%	10.0%	11.5%
In Group Quarters	0.0%	0.0%	0.0%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

136 Stutts Rd, Mooresville, North Carolina, 28117
 Drive Time: 3, 5, 10 minute radii

Prepared by Esri
 Latitude: 35.56707
 Longitude: -80.90298

	3 minutes	5 minutes	10 minutes
2020 Population 25+ by Educational Attainment			
Total	53	3,318	17,142
Less than 9th Grade	1.9%	1.0%	1.2%
9th - 12th Grade, No Diploma	0.0%	0.7%	1.3%
High School Graduate	17.0%	13.0%	14.0%
GED/Alternative Credential	0.0%	1.4%	1.7%
Some College, No Degree	20.8%	20.4%	19.5%
Associate Degree	13.2%	11.7%	10.5%
Bachelor's Degree	37.7%	37.3%	36.7%
Graduate/Professional Degree	9.4%	14.6%	15.1%
2020 Population 15+ by Marital Status			
Total	63	3,907	20,578
Never Married	28.6%	22.0%	26.5%
Married	55.6%	68.1%	61.7%
Widowed	4.8%	3.9%	3.8%
Divorced	11.1%	6.0%	8.0%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	37	2,399	13,403
Population 16+ Employed	89.2%	89.2%	89.2%
Population 16+ Unemployment rate	10.8%	10.8%	10.8%
Population 16-24 Employed	12.1%	14.3%	14.6%
Population 16-24 Unemployment rate	20.0%	17.1%	17.1%
Population 25-54 Employed	69.7%	60.2%	64.1%
Population 25-54 Unemployment rate	8.0%	9.7%	9.9%
Population 55-64 Employed	15.2%	19.0%	16.9%
Population 55-64 Unemployment rate	16.7%	8.9%	8.7%
Population 65+ Employed	3.0%	6.6%	4.5%
Population 65+ Unemployment rate	0.0%	10.8%	10.4%
2020 Employed Population 16+ by Industry			
Total	33	2,141	11,952
Agriculture/Mining	0.0%	0.0%	0.2%
Construction	6.1%	6.5%	6.1%
Manufacturing	15.2%	14.4%	14.2%
Wholesale Trade	3.0%	3.9%	2.9%
Retail Trade	18.2%	12.5%	13.8%
Transportation/Utilities	3.0%	3.8%	4.4%
Information	3.0%	0.9%	1.6%
Finance/Insurance/Real Estate	9.1%	10.4%	9.2%
Services	42.4%	45.6%	46.2%
Public Administration	0.0%	2.1%	1.3%
2020 Employed Population 16+ by Occupation			
Total	34	2,141	11,950
White Collar	75.8%	71.1%	72.8%
Management/Business/Financial	24.2%	22.8%	22.0%
Professional	24.2%	20.7%	24.7%
Sales	15.2%	18.2%	15.4%
Administrative Support	12.1%	9.4%	10.7%
Services	9.1%	11.8%	11.2%
Blue Collar	18.2%	17.1%	15.9%
Farming/Forestry/Fishing	0.0%	0.3%	0.2%
Construction/Extraction	3.0%	2.5%	3.2%
Installation/Maintenance/Repair	6.1%	6.2%	4.5%
Production	9.1%	6.5%	4.9%
Transportation/Material Moving	0.0%	1.7%	3.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

August 10, 2020



Market Profile

136 Stutts Rd, Mooresville, North Carolina, 28117
 Drive Time: 3, 5, 10 minute radii

Prepared by Esri
 Latitude: 35.56707
 Longitude: -80.90298

	3 minutes	5 minutes	10 minutes
2010 Households by Type			
Total	22	1,550	6,899
Households with 1 Person	22.7%	16.6%	19.5%
Households with 2+ People	77.3%	83.4%	80.5%
Family Households	72.7%	78.6%	75.0%
Husband-wife Families	63.6%	68.6%	62.7%
With Related Children	36.4%	34.5%	33.3%
Other Family (No Spouse Present)	9.1%	10.1%	12.2%
Other Family with Male Householder	4.5%	3.4%	3.7%
With Related Children	4.5%	2.2%	2.3%
Other Family with Female Householder	4.5%	6.6%	8.5%
With Related Children	4.5%	4.1%	6.0%
Nonfamily Households	4.5%	4.7%	5.6%
All Households with Children	40.9%	41.0%	42.0%
Multigenerational Households	4.5%	2.3%	2.4%
Unmarried Partner Households	4.5%	4.0%	4.8%
Male-female	4.5%	3.3%	4.1%
Same-sex	0.0%	0.7%	0.6%
2010 Households by Size			
Total	21	1,548	6,897
1 Person Household	23.8%	16.7%	19.5%
2 Person Household	33.3%	36.3%	33.6%
3 Person Household	14.3%	16.9%	17.2%
4 Person Household	19.0%	19.4%	18.9%
5 Person Household	9.5%	7.9%	7.9%
6 Person Household	0.0%	2.1%	2.2%
7 + Person Household	0.0%	0.6%	0.7%
2010 Households by Tenure and Mortgage Status			
Total	22	1,550	6,898
Owner Occupied	77.3%	82.6%	77.2%
Owned with a Mortgage/Loan	59.1%	66.5%	64.0%
Owned Free and Clear	18.2%	16.1%	13.2%
Renter Occupied	22.7%	17.4%	22.8%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	0	128	121
Percent of Income for Mortgage	0.0%	19.1%	19.6%
Wealth Index	134	187	150
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	23	1,760	7,760
Housing Units Inside Urbanized Area	100.0%	99.5%	98.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.5%	1.7%
2010 Population By Urban/ Rural Status			
Total Population	62	4,118	18,511
Population Inside Urbanized Area	98.4%	99.5%	98.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	1.6%	0.5%	1.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Market Profile

136 Stutts Rd, Mooresville, North Carolina, 28117
 Drive Time: 3, 5, 10 minute radii

Prepared by Esri
 Latitude: 35.56707
 Longitude: -80.90298

	3 minutes	5 minutes	10 minutes
Top 3 Tapestry Segments			
1.	Soccer Moms (4A)	Soccer Moms (4A)	Soccer Moms (4A)
2.		Green Acres (6A)	Professional Pride (1B)
3.		Professional Pride (1B)	Boomburbs (1C)
2020 Consumer Spending			
Apparel & Services: Total \$	\$73,810	\$5,561,933	\$26,321,704
Average Spent	\$2,636.07	\$3,138.79	\$2,867.91
Spending Potential Index	123	146	134
Education: Total \$	\$60,590	\$5,096,548	\$22,960,330
Average Spent	\$2,163.93	\$2,876.16	\$2,501.67
Spending Potential Index	121	161	140
Entertainment/Recreation: Total \$	\$111,145	\$8,574,679	\$39,721,301
Average Spent	\$3,969.46	\$4,838.98	\$4,327.88
Spending Potential Index	122	149	133
Food at Home: Total \$	\$176,210	\$13,343,501	\$62,754,245
Average Spent	\$6,293.21	\$7,530.19	\$6,837.46
Spending Potential Index	118	141	128
Food Away from Home: Total \$	\$128,561	\$9,624,955	\$45,729,058
Average Spent	\$4,591.46	\$5,431.69	\$4,982.46
Spending Potential Index	122	144	132
Health Care: Total \$	\$196,148	\$15,100,183	\$69,430,437
Average Spent	\$7,005.29	\$8,521.55	\$7,564.88
Spending Potential Index	122	148	132
HH Furnishings & Equipment: Total \$	\$77,943	\$5,941,739	\$27,614,050
Average Spent	\$2,783.68	\$3,353.13	\$3,008.72
Spending Potential Index	127	153	138
Personal Care Products & Services: Total \$	\$32,339	\$2,438,736	\$11,481,921
Average Spent	\$1,154.96	\$1,376.26	\$1,251.03
Spending Potential Index	126	150	136
Shelter: Total \$	\$642,520	\$49,443,818	\$231,766,417
Average Spent	\$22,947.14	\$27,902.83	\$25,252.39
Spending Potential Index	118	144	130
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$84,449	\$6,398,777	\$29,823,198
Average Spent	\$3,016.04	\$3,611.05	\$3,249.42
Spending Potential Index	129	154	139
Travel: Total \$	\$85,938	\$6,734,321	\$30,872,870
Average Spent	\$3,069.21	\$3,800.41	\$3,363.79
Spending Potential Index	127	158	140
Vehicle Maintenance & Repairs: Total \$	\$38,979	\$2,952,158	\$13,823,893
Average Spent	\$1,392.11	\$1,666.00	\$1,506.20
Spending Potential Index	120	144	130

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.