



168 McKenzie Rd.

Mooresville, North Carolina 28115

Mazeppa Rd

Site

Available for Lease
+/- 10,000 SF Freestanding Building

McKenzie Rd

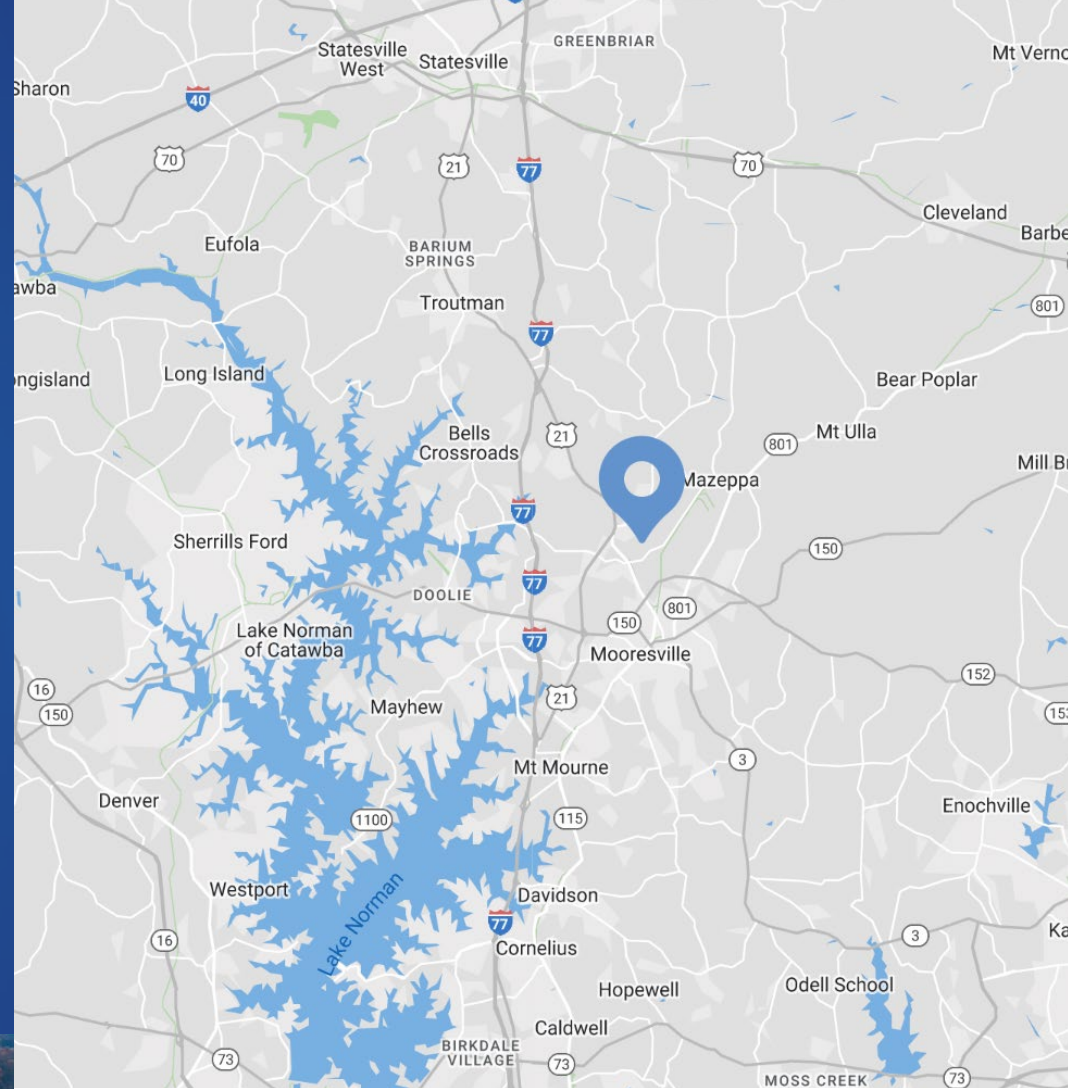
Property Overview

168 McKenzie Rd. Available for Lease

Great opportunity to lease +/- 10,000 SF freestanding industrial building. This property is conveniently located near Downtown Mooresville and the main retail corridor of Mooresville. The site is only 5 miles from I-77 and located in a high-density industrial area.

Property Details

Address	168 McKenzie Rd Mooresville, NC 28115
Availability	+/- 10,000 SF Available for Lease
Parking	Abundant parking
Zoning	EI
Doors	(1) Dock High Door
Lease Rate	Call for Pricing
Traffic Counts	Mazeppa Rd 11,000 VPD



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	2,670	28,338	65,049
Avg. Household Income	\$103,400	\$96,413	\$106,079
Median Household Income	\$80,565	\$70,760	\$77,659
Households	923	10,861	25,430
Daytime Employees	1,772	12,648	31,809

Mooreville

North Carolina

Mooreville is a town in southern Iredell County of North Carolina. Only 25 miles north of Uptown Charlotte, it is a large town located in the fast-growing Charlotte Metro. Best known as the home of 60+ NASCAR racing teams, earning the nickname "Race City USA," the town is well-known for its drivers, an IndyCar team and its drivers, as well as racing technology suppliers. It is home to Lake Norman, the largest man-made lake by surface area, where locals enjoy hiking, kayaking and boating.

Also located in Mooreville is the corporate headquarters of Lowe's Corporation and Universal Technical Institute's NASCAR Technical Institute. The largest healthcare employer in the area is Lake Norman Regional Medical Center.

The population is roughly 37,820. Mooreville is steadily attracting high-earning professionals to the Mecklenburg area. The city and school systems have earned national recognition for technology programs and academic excellence.





Site

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.