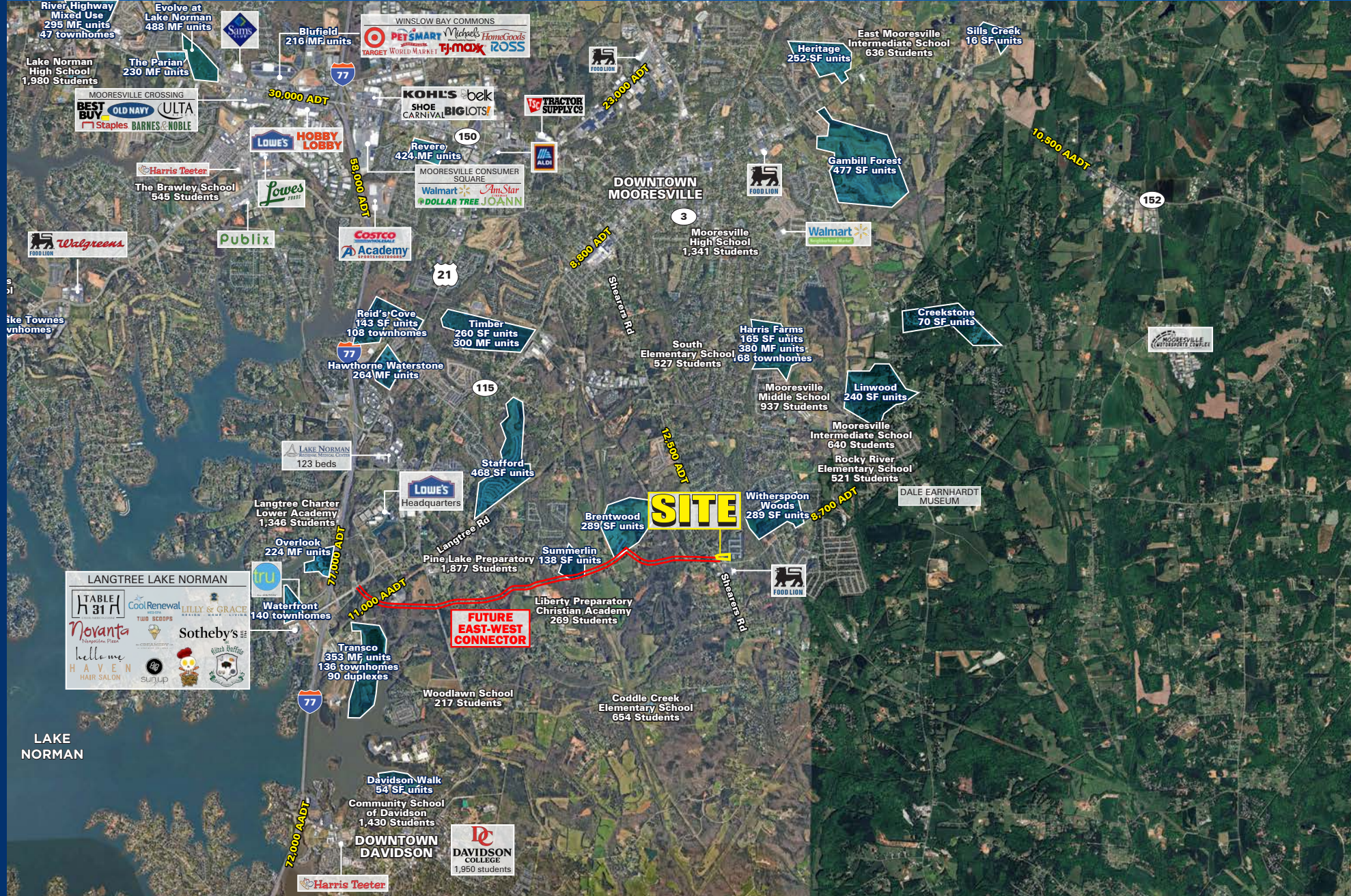




MOORESVILLE, NC

111 ROCKY RIVER RD

2.8 ACRES AVAILABLE FOR LEASE OR BTS



PROJECT DETAILS

111 ROCKY RIVER RD • 2.8 ACRES AVAILABLE FOR LEASE OR BTS • RETAIL

AVAILABLE SPACE

2.8 acres

TRAFFIC COUNTS

8,700 ADT on Rocky River Rd
12,500 ADT on Shearers Rd

PROPERTY HIGHLIGHTS

- 2.8 acre corner parcel at the intersection of Rocky River Rd & Shearers Rd
- Excellent visibility and access
- At the key intersection of future road improvements connecting Shearers Rd to Highway 115 via the new East West connector road
- Available for Lease or BTS
- Located within a high growth residential market

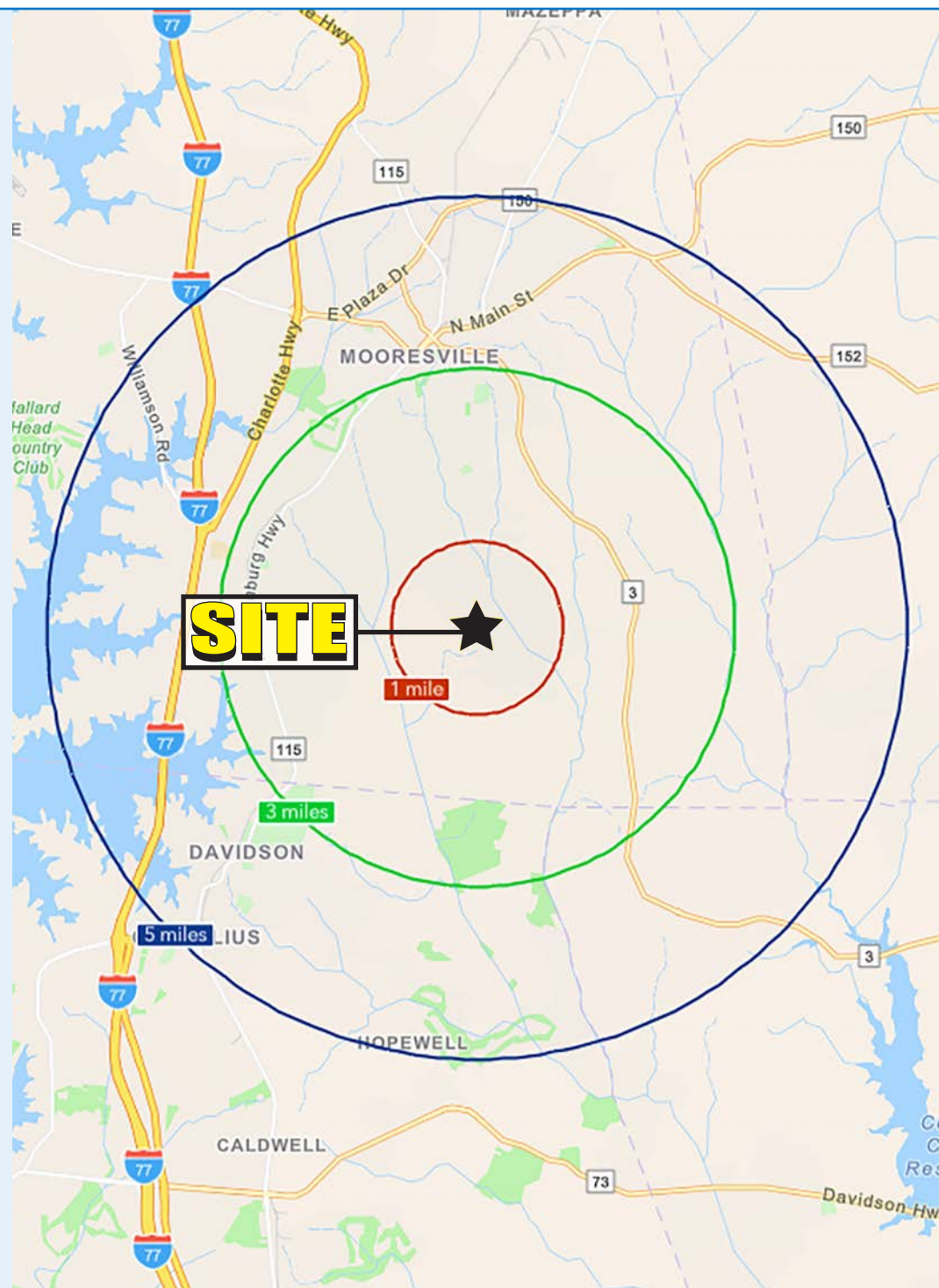
COUNTY

Iredell

MARKET

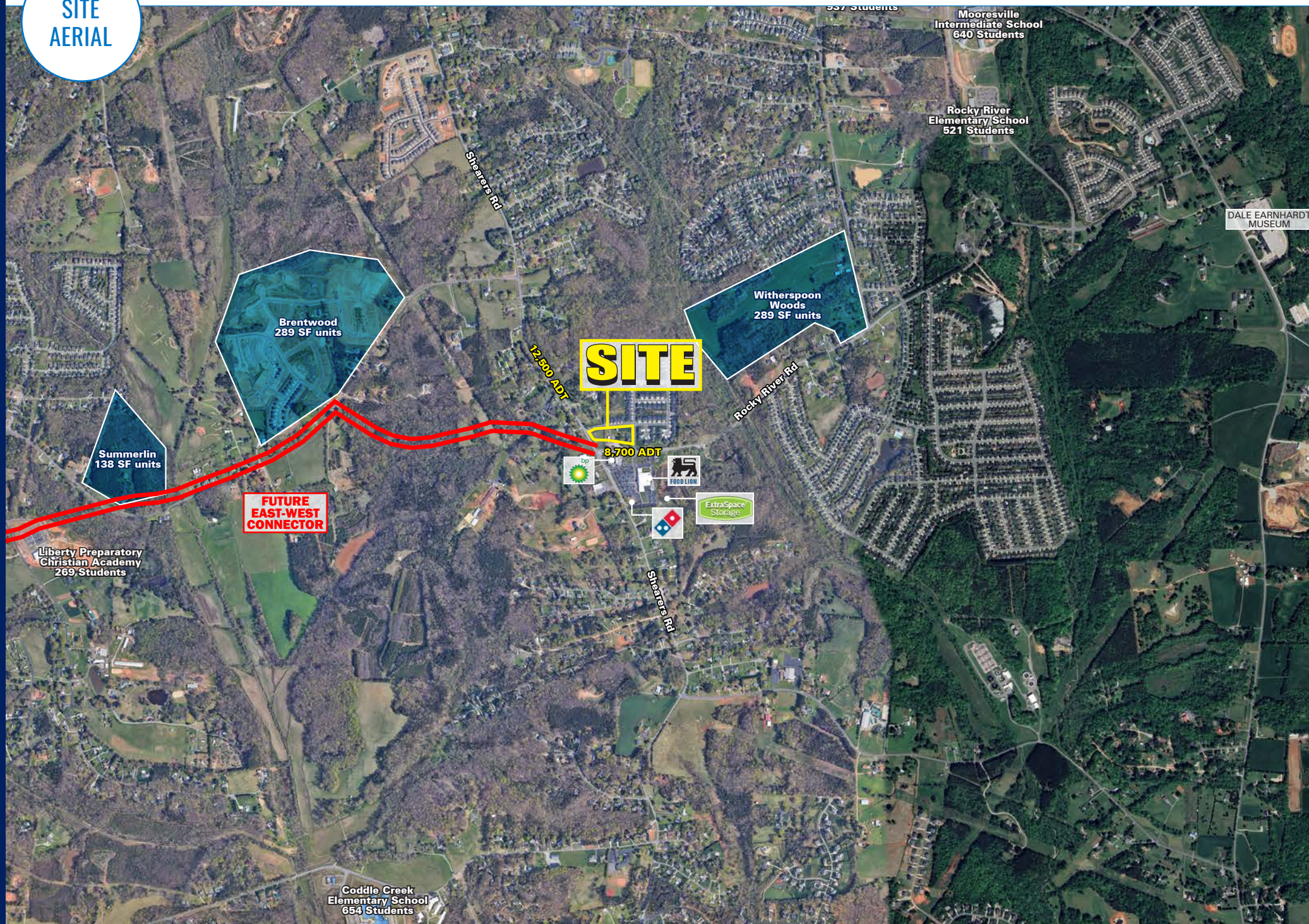
Charlotte-Lake Norman

	1 MILE	3 MILE	5 MILE
 POPULATION	3,996	23,001	75,184
 DAYTIME POPULATION	2,582	17,105	74,093
 MEDIAN HH INCOME	\$98,742	\$95,139	\$97,351



SITE
AERIAL

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SITE
AERIAL

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NORTH CAROLINA

MOORESVILLE

Mooresville, North Carolina, is a thriving town known as “Race City USA” due to its deep-rooted connection with NASCAR and the motorsports industry. Located in Iredell County, about 25 miles north of Charlotte, Mooresville has grown from a small, historically rich railroad town into a bustling community with a population of over 40,000. The town is home to several NASCAR team headquarters, racing technology companies, and the popular North Carolina Auto Racing Hall of Fame, drawing in motorsport enthusiasts from all over. Lake Norman, North Carolina’s largest man-made lake, is also nearby, offering scenic waterfront views, boating, fishing, and recreational activities that are enjoyed by residents and visitors alike.

In addition to its racing and lake-centered lifestyle, Mooresville has a rich historical and cultural backdrop, with landmarks like the historic downtown area, which features shops, restaurants, and preserved buildings reflecting the town’s early 20th-century charm. Over recent years, Mooresville has seen substantial growth in infrastructure, education, and economy, partly fueled by its proximity to the Charlotte metro area. The town also prides itself on community-focused events and festivals, and its top-rated school system and family-friendly neighborhoods make it an attractive place to live. With a balance of urban and suburban appeal, Mooresville is a unique destination that maintains a small-town atmosphere despite its growing popularity and development.





MOORESVILLE, NORTH CAROLINA

111 ROCKY RIVER RD

2.8 ACRES AVAILABLE FOR LEASE OR BTS

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