



# The Coca-Cola Building

128-162 N. Broad St. | Mooresville, NC 28115



## Available for Lease

+/- 1,373 - 10,774 SF Available



# The Coca-Cola Building Available for Lease

The Coca-Cola Building totals +/- 23,930 square feet and consists of multiple separate, unique spaces. Located in Historic Downtown Mooresville, this site is walking distance to popular retail and restaurant destinations. The spaces boast a mix of unique features, including open floor plans, mezzanine features, wood beam ceilings and exposed brick. Supporting a range of uses, the available spaces are ideal for retail and office.





## Property Details

Address	128-162 N. Broad Street   Mooresville, NC 28115
Availability	+/- 1,373 - 10,774 SF Available for Lease
Use	Ideal for retail and office
Parking	80 parking spaces
Zoning	TC
Traffic Counts	N. Broad Street   7,200 VPD



## Mooresville is a thriving small town with big town progress

Be a part of it.

-  Historic Character
-  Diverse Tenant Mix
-  Local Ownership & Management
-  Located in Mooresville's Social District

## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	8,220	42,389	76,093
Avg. Household Income	\$85,018	\$97,865	\$114,396
Median Household Income	\$62,382	\$78,612	\$114,396
Households	3,516	16,583	29,875
Daytime Employees	4,480	17,960	37,185





128 N. Broad Street		
128-A	Available	2,500-6,000 SF

134 N. Broad Street		
134-A/B	Available	4,774 SF

156 N. Broad Street		
156-A	Alley Oop	1,078 SF
156-B	Bace Barbershop	1,959
156-C/D	Available	4,212 SF
156-F	Available	2,966 SF

162 N. Broad Street		
162-A	Salon Zele	1,063 SF
162-B	Available	1,373 SF

# 128 N. Broad Street

Mooreville, NC 28208

Historic building used during the filming of Banshee. There is a Coca-Cola mural on the side of the building, distinguishing it as an iconic location downtown. The space includes an upstairs mezzanine, roll-up door, and flexible floorplan.

## Available

Can be demised between 2,500 SF - 6,000 SF

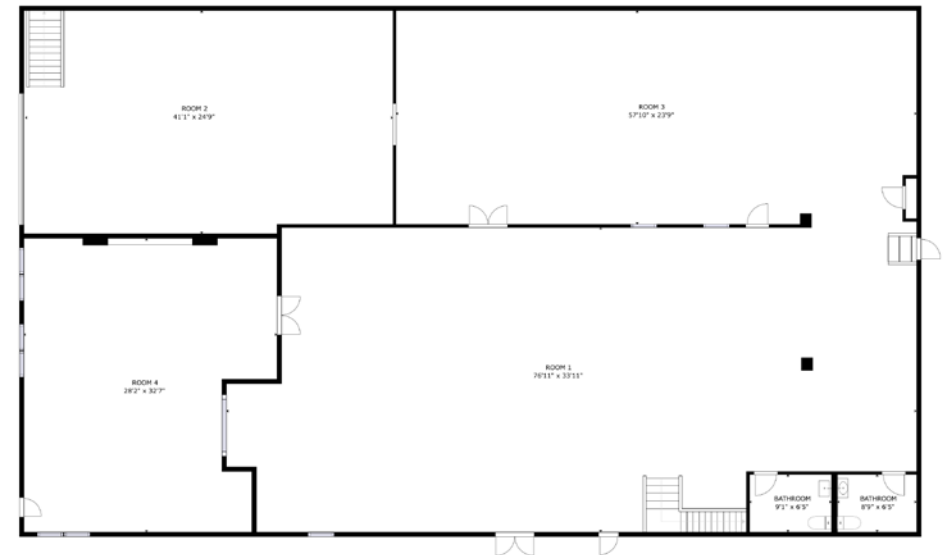
## Lease Rate

\$24/SF NNN

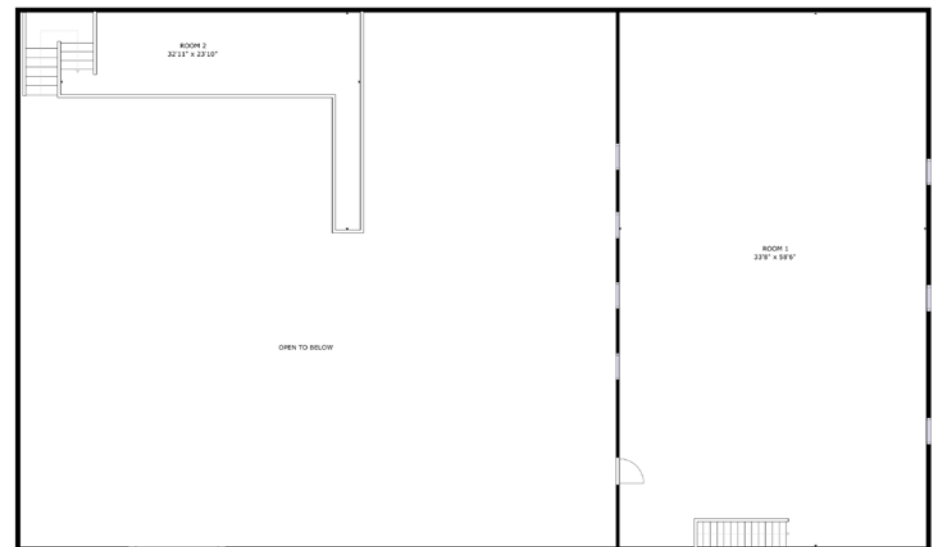
Additional 1,700 SF mezzanine level space available

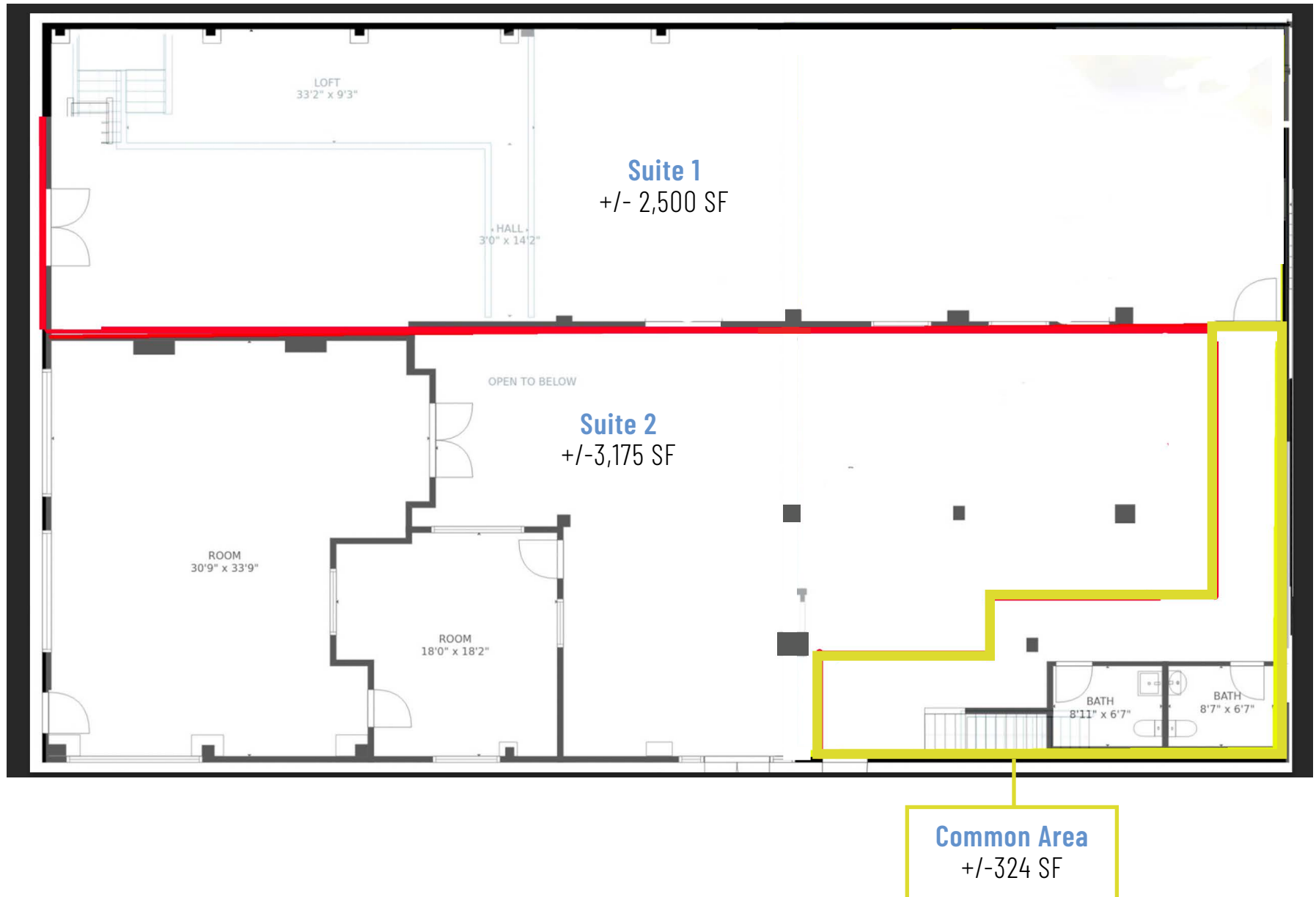


## Ground Floor

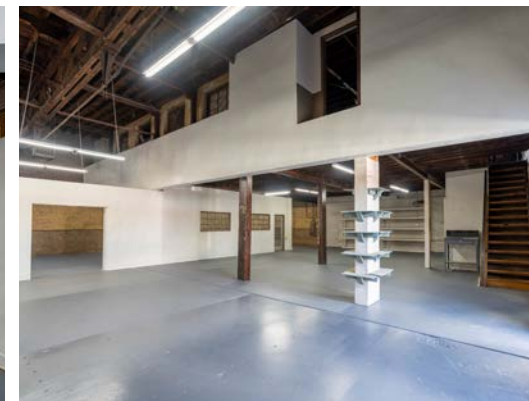
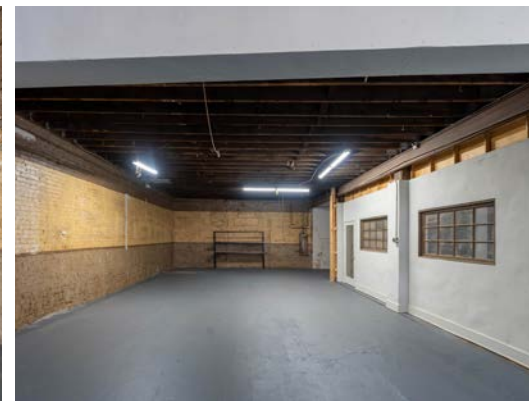
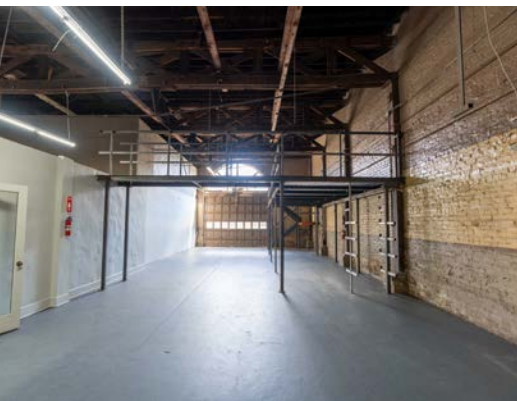


## Mezzanine Level











# 134 N. Broad Street

Mooresville, NC 28208

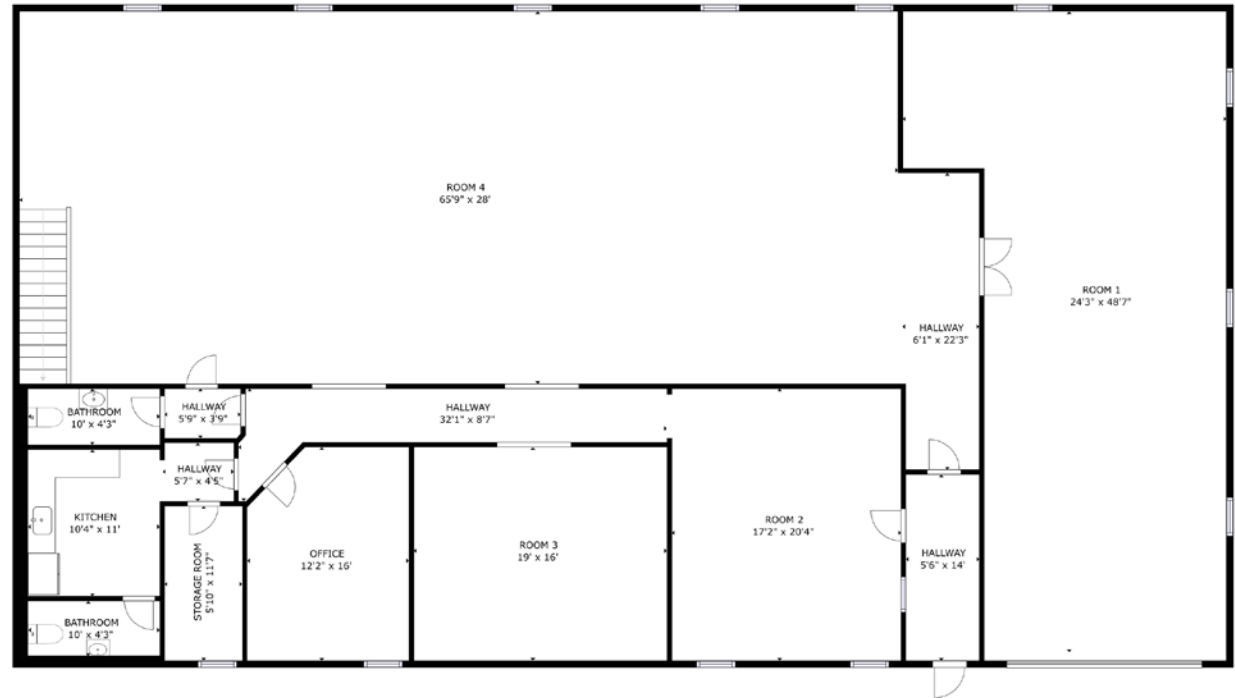
Ground floor space featuring an open floor layout, several office spaces, a restroom, and a roll-up door.

## Available

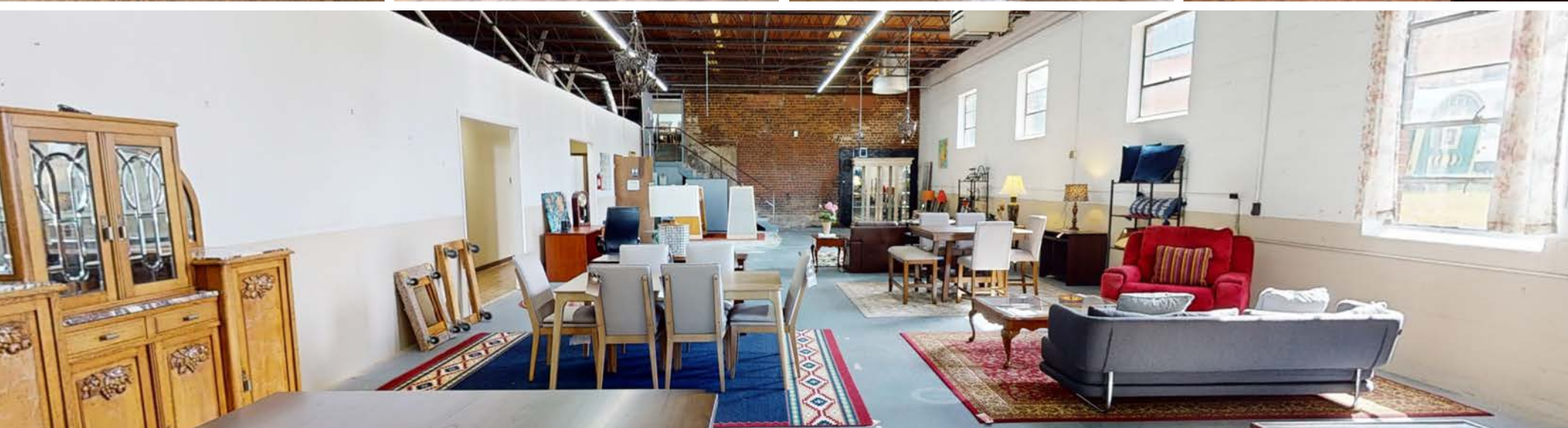
+/- 4,774 SF

## Lease Rate

\$16/SF NNN









# 156-C/D N. Broad Street

Mooresville, NC 28208

Prime retail space with mix of offices, open floorplan, garage door, ample windows, and single restroom.

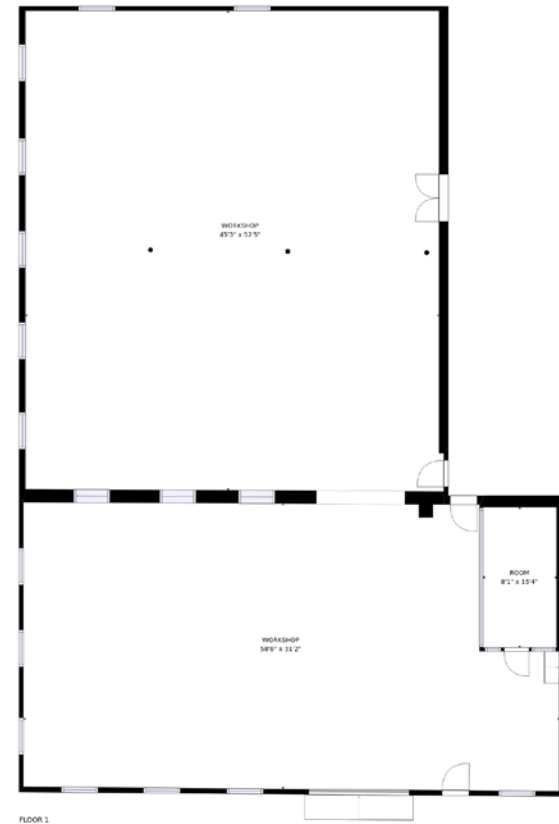
## Available

+/- 4,212 SF

## Lease Rate

\$16/SF NNN

 Virtual Tour









# 156-F N. Broad Street

Mooresville, NC 28208

Ground floor space with open floorplan, office, garage doors, and single restroom.

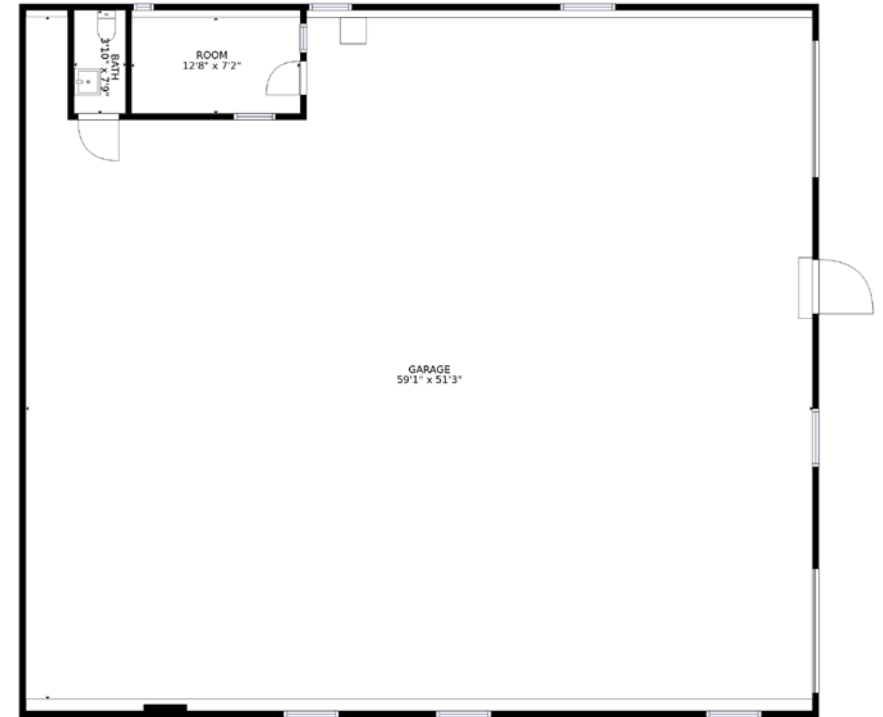
## Available

+/- 2,966 SF

## Lease Rate

\$16/SF NNN

 Virtual Tour





# 162-B N. Broad Street

Mooresville, NC 28208

Beautifully renovated historic building perfect for office or retail. Charming space with decorative tin ceiling and ample light throughout.

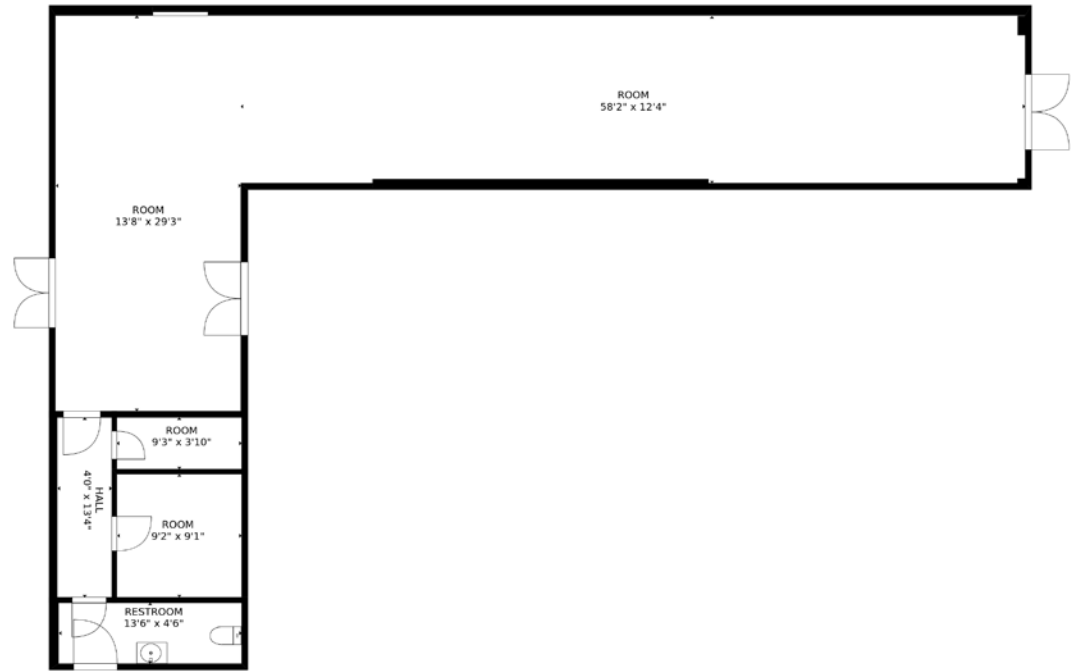
## Available

+/- 1,373 SF

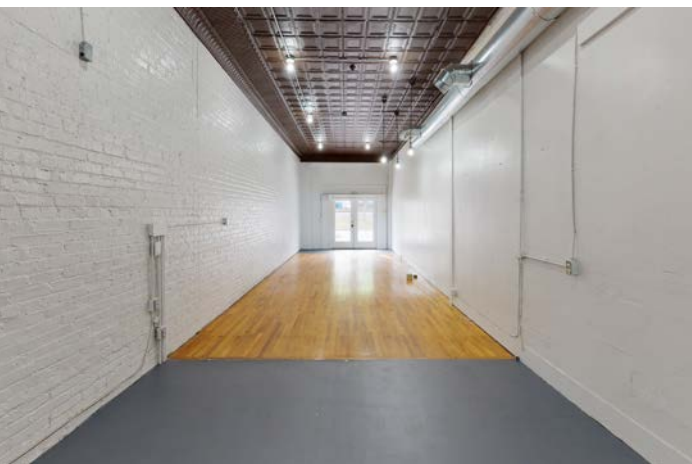
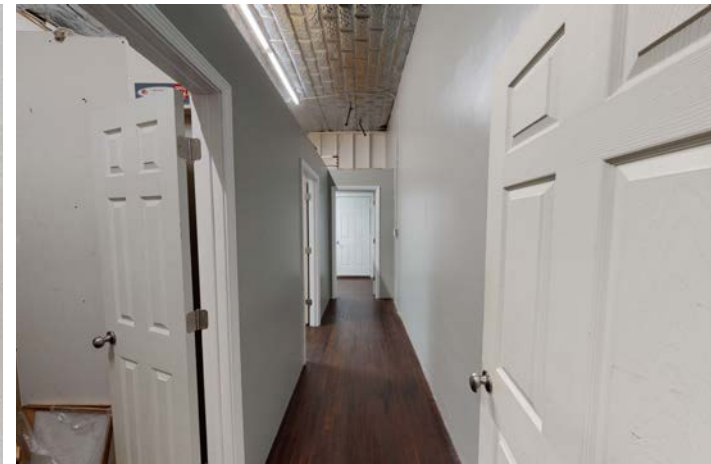
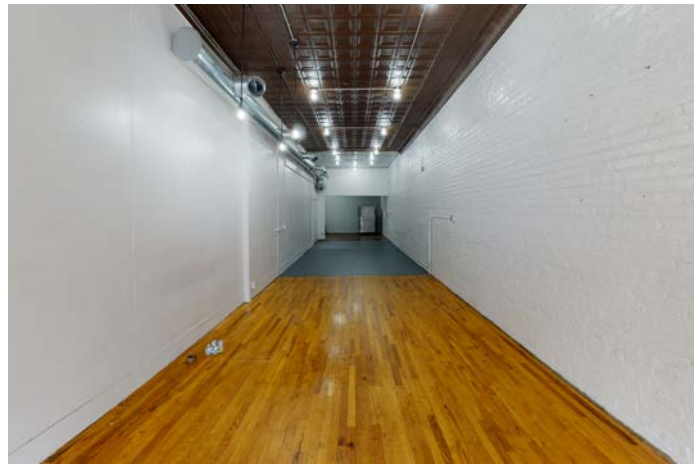
## Lease Rate

\$24/SF NNN

 Virtual Tour













# Mooreville

## North Carolina

Mooreville is approximately a 35-minute drive north from Charlotte. With a growing population of nearly 40,000 people, Mooreville has become one of the top places to live outside of the Queen City. The town is near I-77, making it an easy commute for residents who work in Charlotte. Lake Norman is Mooreville's main attraction. With 520 miles of shoreline, the lake offers beautiful beaches, fishing, boating, hiking, camping, trails, and more.







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