

# MOORESVILLE OUTPARCEL ON HWY 150

378 W PLAZA DRIVE, MOORESVILLE, NC 28117

FOR LEASE



## LOCATION DESCRIPTION

.954 AC outparcel opportunity along Hwy 150 (30,000 AADT)

## PROPERTY HIGHLIGHTS

- Drive-thru allowed
- Multiple access points off Hwy 150
- Approximately 0.18 miles off the interchange west of I-77 (exit 36) (57,500 AADT)
- Outparcel to Mooresville Festival
- Zoned CC (Community Commercial)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population Density	4,455	39,615	85,626
2024 Daytime Population	13,246	29,278	45,835
2024 Average HH Income	\$94,134	\$113,670	\$124,190
2024 Median Age	38.8	39.1	40.3



**DAWN PRINCE HOOVER**  
dawn.princehoover@tscg.com  
980.556.7306

**MOLLY PRINCE SARN**  
molly.prince@tscg.com  
980.556.7311

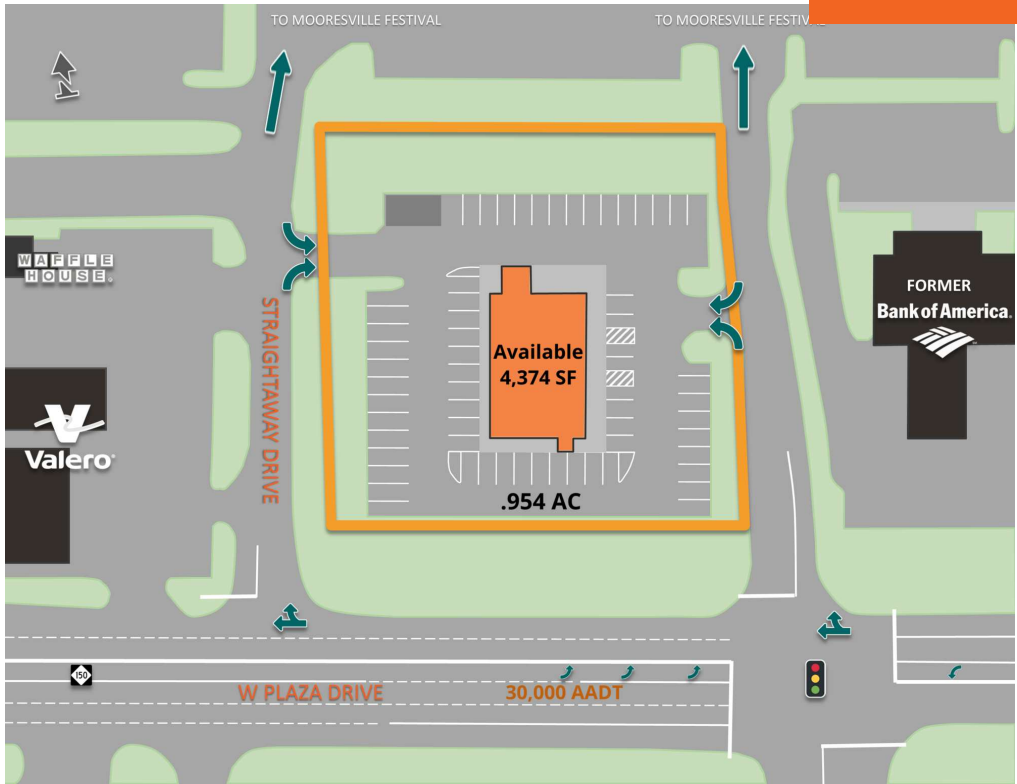
**JACK BRENNAN**  
jack.brennan@tscg.com  
980.556.7308

**KELSEY REYNOLDS**  
kelsey.reynolds@tscg.com  
980.556.7315

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SUITE	TENANT NAME	SPACE SIZE
1	Available	4,374 SF



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