



RETAIL/OFFICE INVESTMENT PROPERTY

235 MEDICAL PARK RD

MOORESVILLE, NC 28117



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This investment opportunity presents a rare combination of stability and growth potential, centered around a fully leased retail and medical building strategically positioned within close proximity to a bustling commercial district spanning 1.5 million square feet.

Moreover, with a projected population growth of 10-12%, the surrounding area promises sustained demand for both retail and medical services, underpinning the long-term viability of the investment.

This unique blend of a stable, income-generating asset and promising growth prospects positions the investment as an attractive proposition for investors seeking both short-term returns and long-term appreciation.

PROPERTY HIGHLIGHTS

- 1st Floor Retail & 2nd Floor Medical Office
- Fully Leased with a cohesive, long standing tenant mix
- Mix of local and National Tenants
- Excellent proximity to professional office, medical office, and a diverse retail community
- 0.4 miles from Lake Norman Regional Hospital
- 1.2 miles from the Lowe's Home Improvement Corporate offices
- Charlotte Highway (US 21) with 24,000 VPD
- Contact Broker to Request Financials

OFFERING SUMMARY

Sale Price:	\$3,751,668.91
NOI:	\$256,989.32
Lot Size:	28,098 SF
Building Size:	12,460 SF
Cap Rate:	6.85%

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ZOOMED AERIAL



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RETAILER MAP







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DEMOGRAPHICS MAP & REPORT



	3 Miles	5 Miles	10 Miles
			
TOTAL POPULATION	34,433	92,984	232,553
MEDIAN AGE	39.9	39.4	40.6
			
TOTAL HOUSEHOLDS	14,627	36,694	90,402
AVERAGE HOUSEHOLD SIZE	2.34	2.47	2.54
			
MEDIAN HOUSEHOLD INCOME	\$89,657	\$95,974	\$102,940
MEDIAN HOUSEHOLD VALUE	\$359,344	\$374,465	\$398,647
			
POPULATION GROWTH	1.41%	1.08%	0.83%
HOUSEHOLD GROWTH	1.67%	1.29%	0.94%

Demographics data provided by Esri 2023



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