

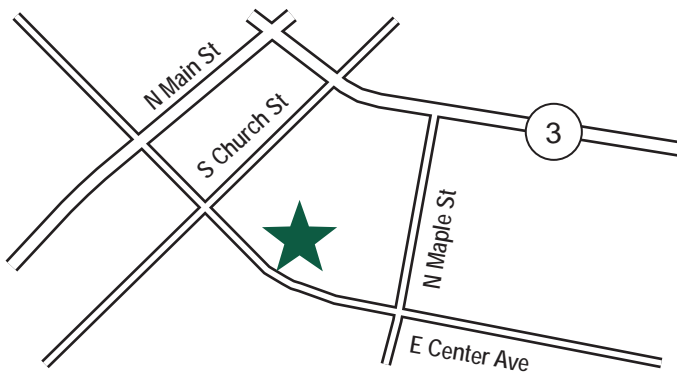
Mooresville Infill Site

Center Avenue & Liberty Street • Mooresville, NC

FOR SALE



+/-1.33 Total Acres Available off E. Center Avenue in Mooresville
Perfect Location In the Hot Redevelopment Area Near Downtown Mooresville



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Providence Commercial
REAL ESTATE ADVISORS

FEATURES

- +/-1.33 Acres available on five parcels:
 - PIN: 4667117215 (0.14 Acres)
 - PIN: 4667117252 (0.14 Acres)
 - PIN: 4667117279 (0.17 Acres)
 - PIN: 4667118129 (0.22 Acres)
 - PIN: 4667118171 (0.86 Acres)
- Site is located at the intersection of E. Center Avenue and Liberty Street near two big redevelopment projects, the new Mooresville Music Pavillion and the redevelopment of a textile mill into a large multifamily site.
- The site is within walking distance of Downtown Mooresville.
- Zoned Town Center (TC) and Neighborhood Mixed-Use (NMX)

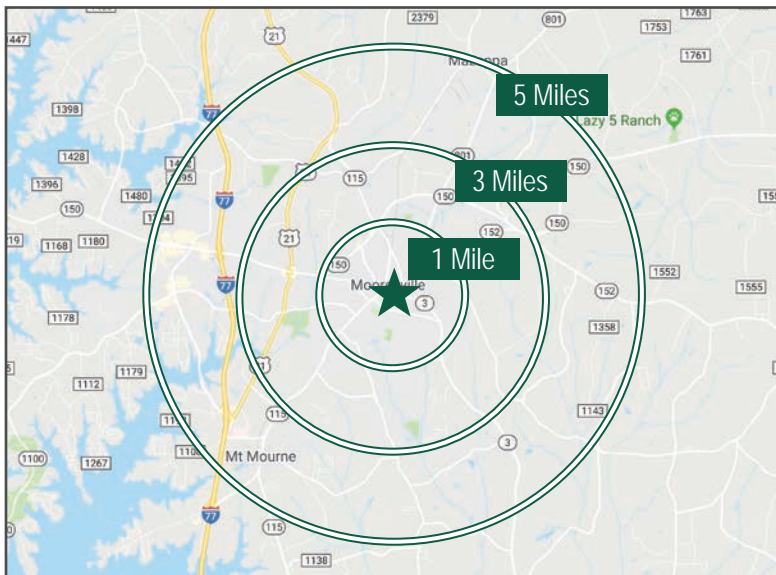
Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

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DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2019 Population	9,129	34,607	58,408
2024 Population	9,918	37,119	63,516
Pop. Growth 2019-2024	8.64%	7.26%	8.75%
Average Age	37.50	37.30	37.60
2019 Total Households	3,509	13,583	22,260
HH Growth 2019-2024	8.72%	7.35%	8.74%
Median HH Income	\$44,452	\$60,311	\$68,770
Average HH Size	2.50	2.50	2.60
Median Home Value	2.00	2.00	2.00
Median Year Built	\$158,709	\$185,953	\$222,337

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