

630 WILLIAMSON ROAD

**MOORESVILLE, NC 28117**

OFFICE BUILDING FOR SALE



**FOR MORE INFORMATION**

**JEREMY KATZ**

704.237.0472  
[JEREMY@THEREALESTATEGUYNC.COM](mailto:JEREMY@THEREALESTATEGUYNC.COM)

**TY CHAPMAN**

704.640.3388  
[TY.CHAPMAN.3@GMAIL.COM](mailto:TY.CHAPMAN.3@GMAIL.COM)

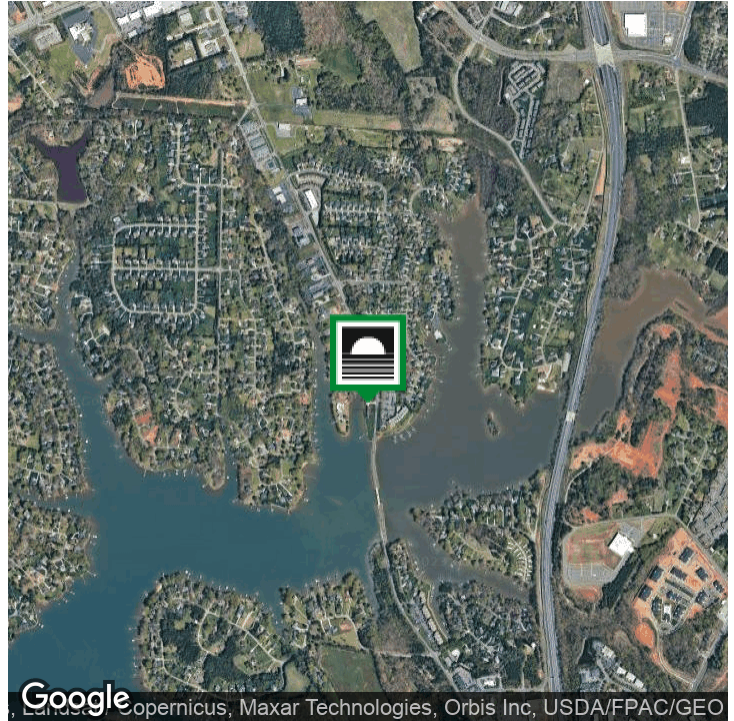
**DOUG SUTHERLAND**

704.614.2341  
[DOUGS@LAKENORMANREALTY.COM](mailto:DOUGS@LAKENORMANREALTY.COM)

630 WILLIAMSON ROAD

# MOORESVILLE, NC 28117

EXECUTIVE SUMMARY | 2



### OFFERING SUMMARY

Sale Price:	\$3,750,000
Building Size:	6,248 SF
1st Floor size/SF:	2,869
Lot Size:	2.88 Acres
2nd Floor size/SF:	3,374
Year Built:	1994
Renovated:	1998
Zoning:	NMX

### PROPERTY OVERVIEW

Exclusive offering of one of Lake Norman's most recognizable properties and one of only a few commercially zoned waterfront sites. Building currently about 50% leased with s-t leases, can be renewed for investment, or building can be re-purposed. Glass wall private offices, direct water view executive offices and conference rooms, reception area, kitchen areas and individual bathrooms. Opportunity for potential future redevelopment.

### PROPERTY HIGHLIGHTS

- near I-77 Exit 33, 23,500 avg vpd at site, and 80,000 avg vpd at nearby I-77
- Lake Norman location - westward view over water
- Potential for owner occupancy, re-development or investment

20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

**JEREMY KATZ**

704.237.0472  
JEREMY@THEREALESTATEGUYNC.COM

**TY CHAPMAN**

704.640.3388  
TY.CHAPMAN.3@GMAIL.COM

**DOUG SUTHERLAND**

704.614.2341  
DOUGS@LAKENORMANREALTY.COM

630 WILLIAMSON ROAD

# MOORESVILLE, NC 28117

ADDITIONAL PHOTOS | 3



20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

**JEREMY KATZ**

704.237.0472  
JEREMY@THEREALESTATEGUYN.C

**TY CHAPMAN**

704.640.3388  
TY.CHAPMAN.3@GMAIL.COM

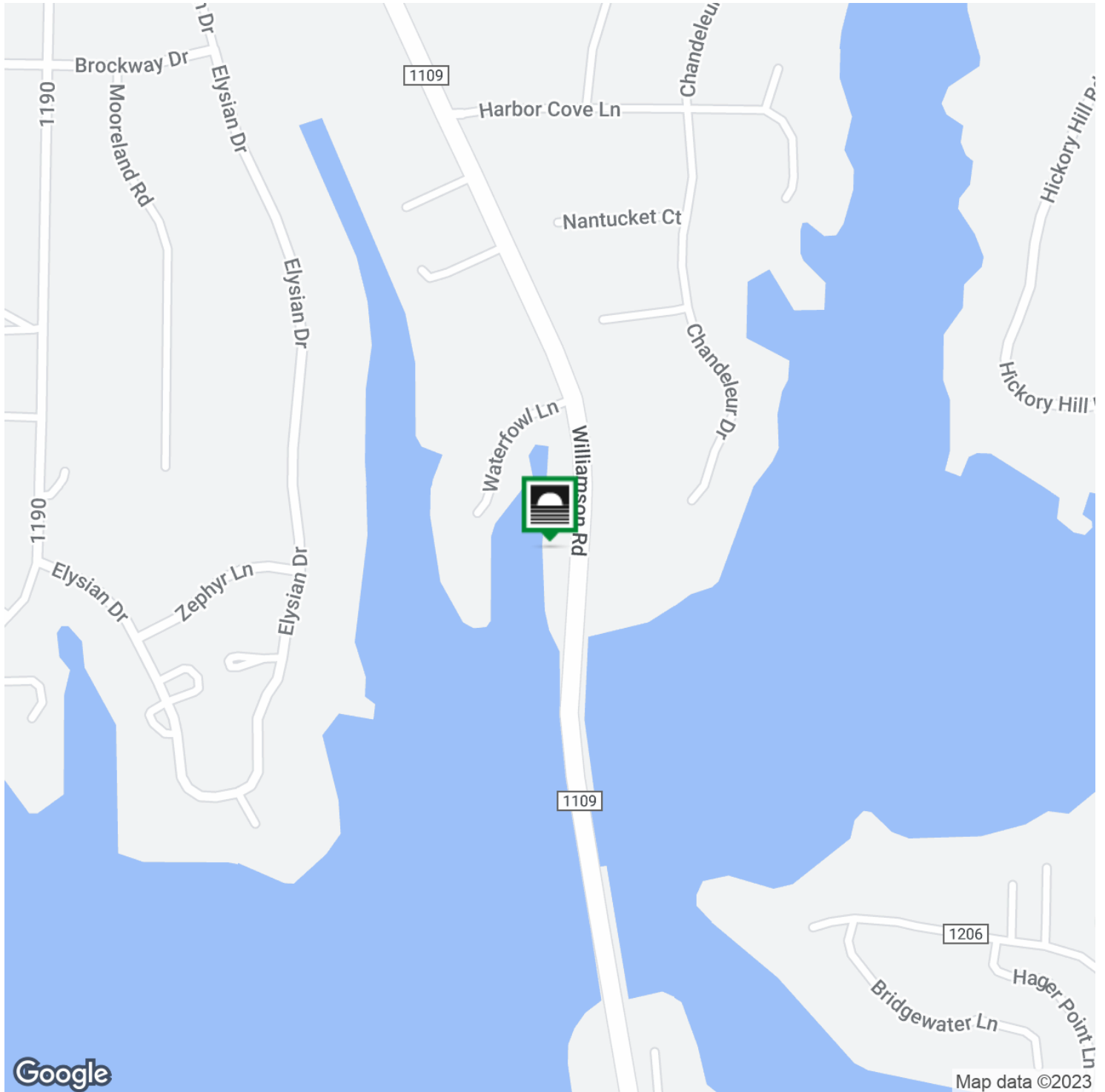
**DOUG SUTHERLAND**

704.614.2341  
DOUGS@LAKENORMANREALTY.COM

630 WILLIAMSON ROAD

# MOORESVILLE, NC 28117

LOCATION MAP | 4



20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

**JEREMY KATZ**

704.237.0472  
JEREMY@THEREALESTATEGUYNC.COM

**TY CHAPMAN**

704.640.3388  
TY.CHAPMAN.3@GMAIL.COM

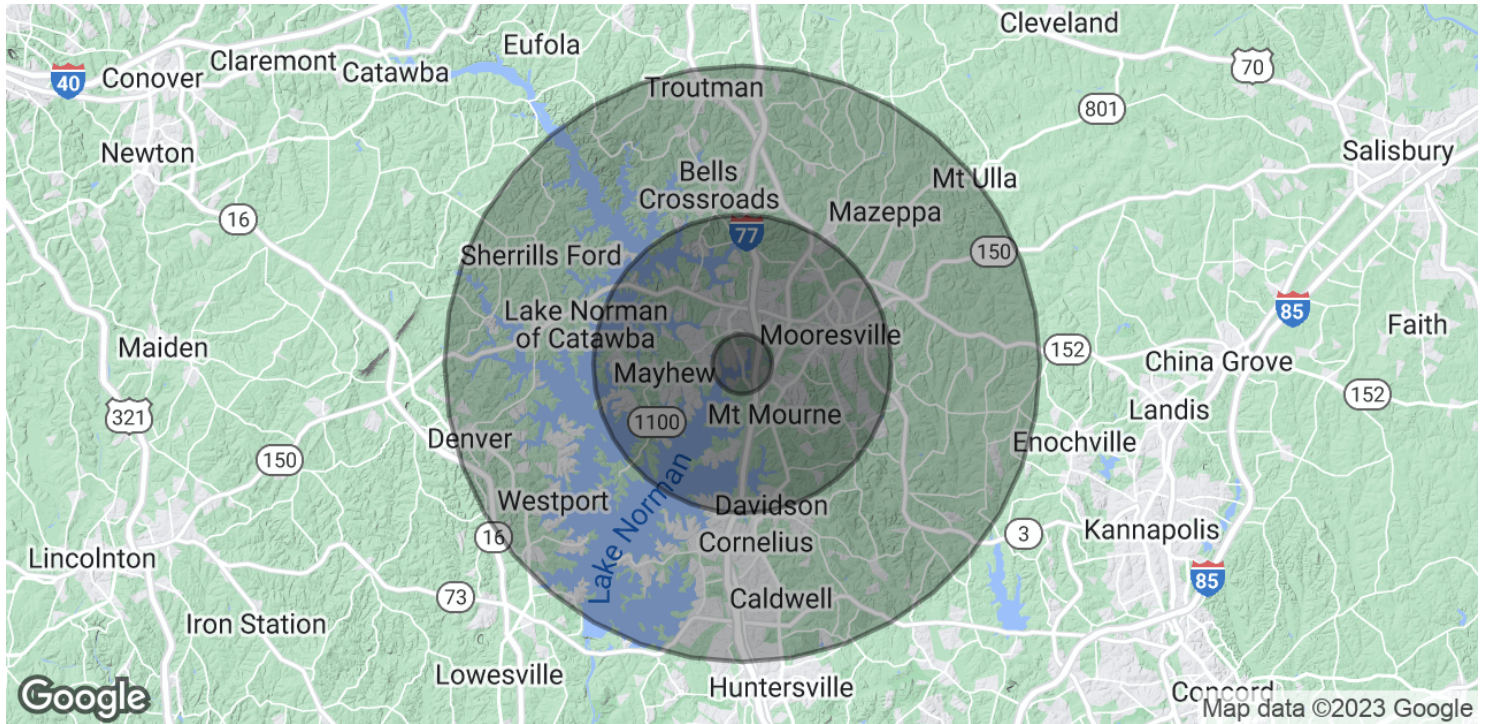
**DOUG SUTHERLAND**

704.614.2341  
DOUGS@LAKENORMANREALTY.COM

630 WILLIAMSON ROAD

# MOORESVILLE, NC 28117

DEMOGRAPHICS MAP & REPORT | 5



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,522	56,539	167,699
Average age	40.7	36.9	37.7
Average age (Male)	39.7	35.8	36.6
Average age (Female)	41.1	38.1	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	978	20,717	64,161
# of persons per HH	2.6	2.7	2.6
Average HH income	\$83,484	\$88,199	\$93,229
Average house value	\$338,616	\$335,113	\$291,787

\* Demographic data derived from 2020 ACS - US Census

20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

**JEREMY KATZ**

704.237.0472  
JEREMY@THEREALESTATEGUYN.CM

**TY CHAPMAN**

704.640.3388  
TY.CHAPMAN.3@GMAIL.COM

**DOUG SUTHERLAND**

704.614.2341  
DOUGS@LAKENORMANREALTY.COM