

235 MEDICAL PARK ROAD, MOORESVILLE, NC 28117

MOUNT MOURNE SPRINGS



LJ Kleger | (704) 765-4620 | lj@onealliancecompanies.com

ABOUT THE PROPERTY

796 SF RETAIL SPACE FOR LEASE

- Former dry cleaning space
- Retail/Office strip center with medical office on 2nd floor
- Direct frontage on Charlotte Hwy (US 21)
- 0.4 miles to Lake Norman Regional Hospital
- 1.2 miles to Lowe's Home Improvement Corporate HQ
- Excellent proximity to professional offices, medical offices, and surrounding retail community
- This space would benefit from high visibility on Charlotte Hwy, strong co-tenancy with Starbucks and medical users, daily traffic from hospital and offices, and affluent, growing demographics





THE DETAILS

Location 235 Medical Park Road,
Mooresville, NC 28117
Suite 103

County Iredell

Rent \$2,686/Month

ABOUT THE PROPERTY

PROPERTY FEATURES

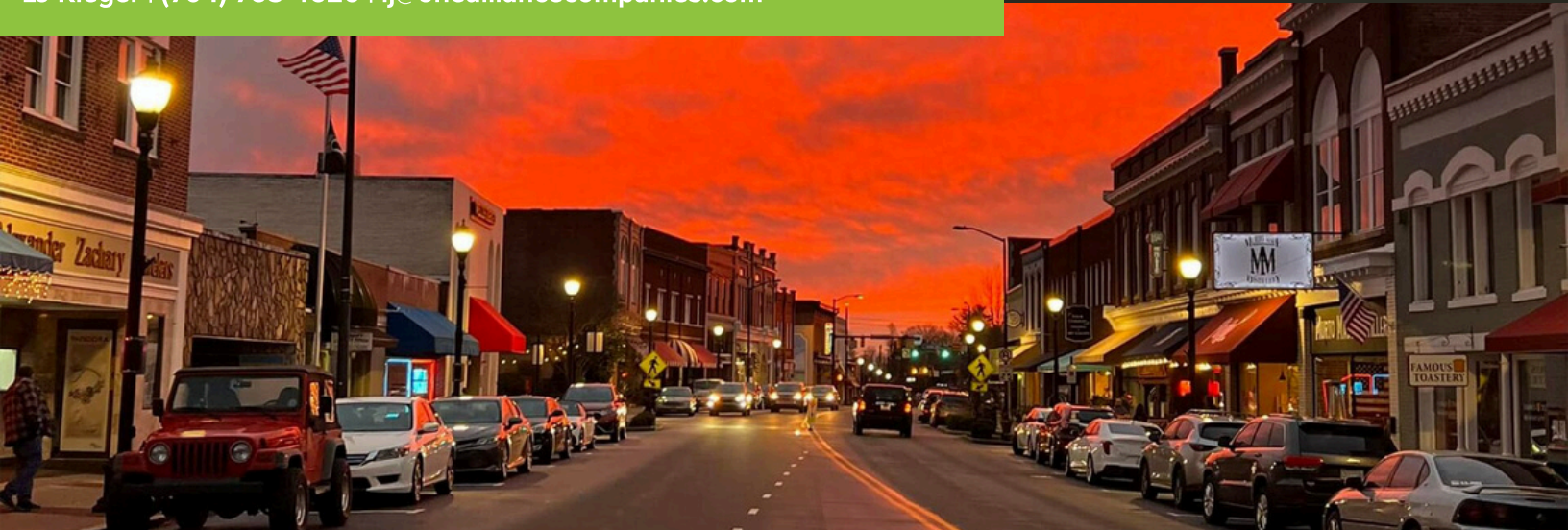
Building SF 12,460

Land Acres 0.66

Year Built 2006

Building Class B





ABOUT THE AREA

MOORESVILLE, NC

Located about 25 miles north of Charlotte, Mooresville offers convenient access to a major city while maintaining a smaller-town charm. Easy access to Interstate 77, which connects Mooresville to Charlotte and other regional hubs.

Known for its business-friendly environment, Mooresville is home to a variety of companies, including NASCAR teams, technology firms, and manufacturing businesses. Notable employers include Lowe's Companies Inc. (headquartered nearby in Mooresville), various NASCAR teams, and a range of local businesses.

The property's proximity to Lake Norman provides ample recreational activities such as boating, fishing, and watersports. Lake Norman's picturesque setting adds to the area's appeal, offering beautiful views and outdoor leisure options.

Mooresville is actively promoting mixed-use development, especially around growth nodes like Village Centers. Attracting residential, commercial, and light industrial development due to strategic location and amenities.

Mooresville has a rapidly growing population, which can drive demand for real estate and development. Known for its family-friendly atmosphere, good schools, and community events, Mooresville offers a high quality of life.

According to the NY Post, Mooresville is the fastest growing suburb in the U.S. Mooresville has seen a 27% increase in population over the last decade.

Factors that contribute to the growth of Mooresville include affordable housing compared to nearby Charlotte, attractive to families and professionals seeking suburban life, and strong local economy and job opportunities.

In response to such rapid population growth, Mooresville has had significant real estate development and new amenities. Continued growth is expected due to ongoing investments and desirability.

