



350 & 358 S. Southbridge St. Mooresville, IN 46158



PROPERTY DESCRIPTION

Positioned for success, the property at 575 State Road 67 in Mooresville, IN, offers an exceptional leasing opportunity. This dynamic center is anchored by multiple national tenants, ensuring a steady stream of visitors and potential customers. With heavy daytime traffic flow and street frontage, the property provides optimal visibility and accessibility for retail businesses. The availability of pylon signage further enhance its desirability for retail tenants seeking a prime commercial space.

HIGHLIGHTS

- Center anchored with multiple national tenants
- Heavy Daytime Traffic Flow
- Street Frontage
- Pylon Signage Available

OFFERING SUMMARY

Lease Rate:	\$22.50 SF/yr (NNN)
Available SF:	2 suits, each is 1,200 SF
Building Size:	16,000 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	3,383	15,141	50,949
Total Population	8,246	40,291	138,324
Average HH Income	\$84,599	\$101,941	\$109,972

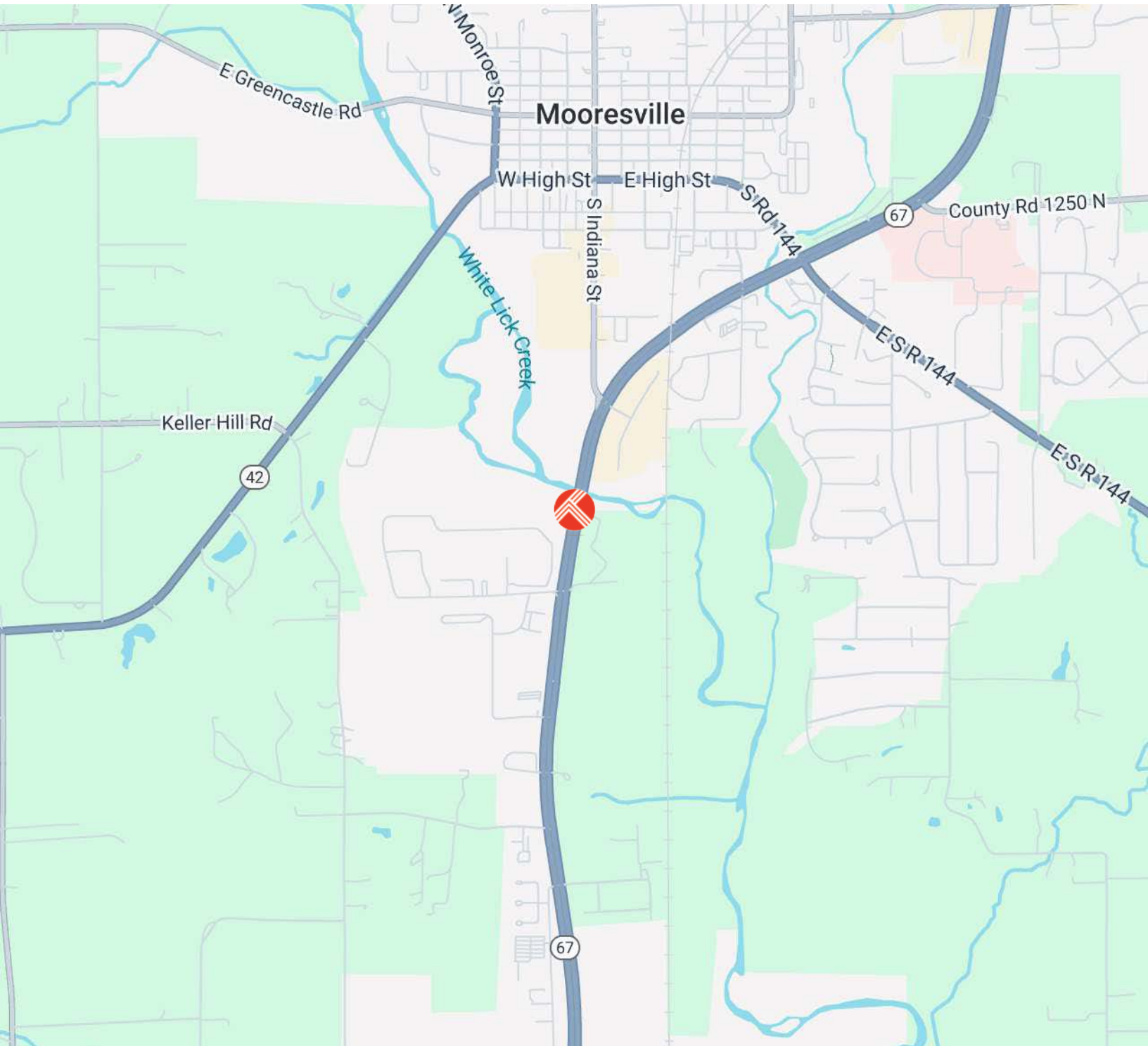




350 & 358 S. Southbridge St.

Mooresville, IN 46158

Area Map



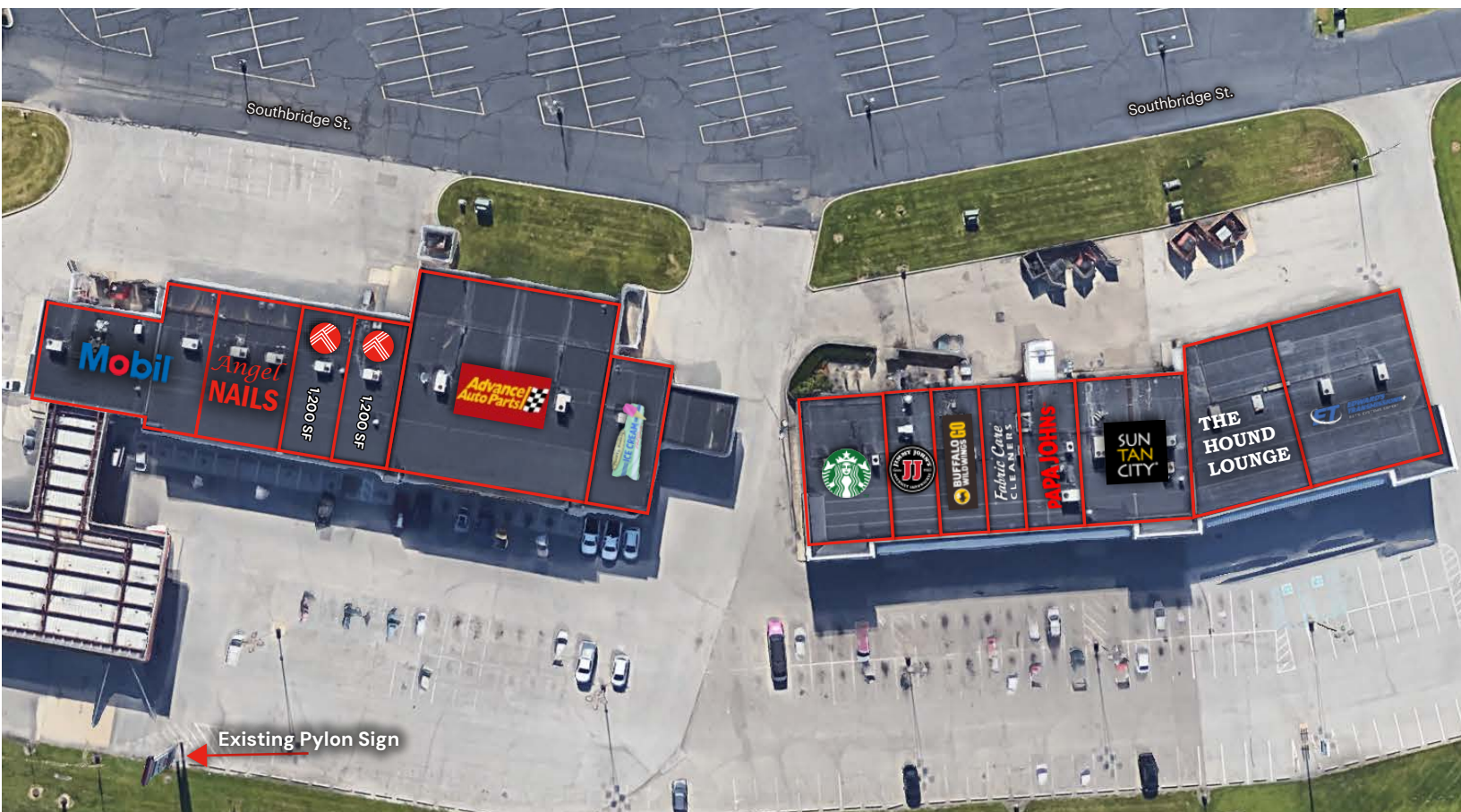


350 & 358 S. Southbridge St. Mooresville, IN 46158





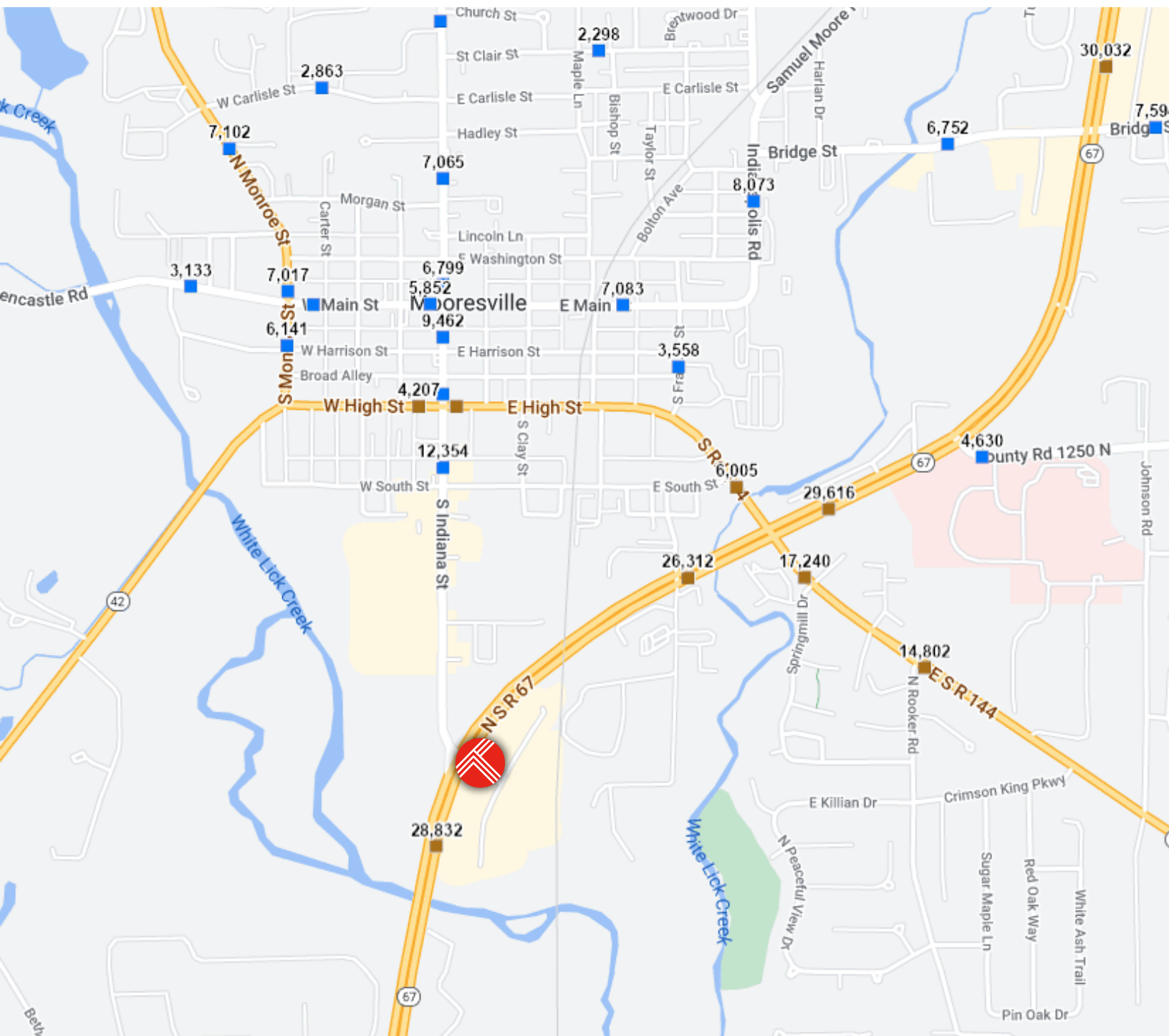
350 & 358 S. Southbridge St. Mooresville, IN 46158





350 & 358 S. Southbridge St. Mooresville, IN 46158

Traffic Counts





350 & 358 S. Southbridge St. Mooresville, IN 46158

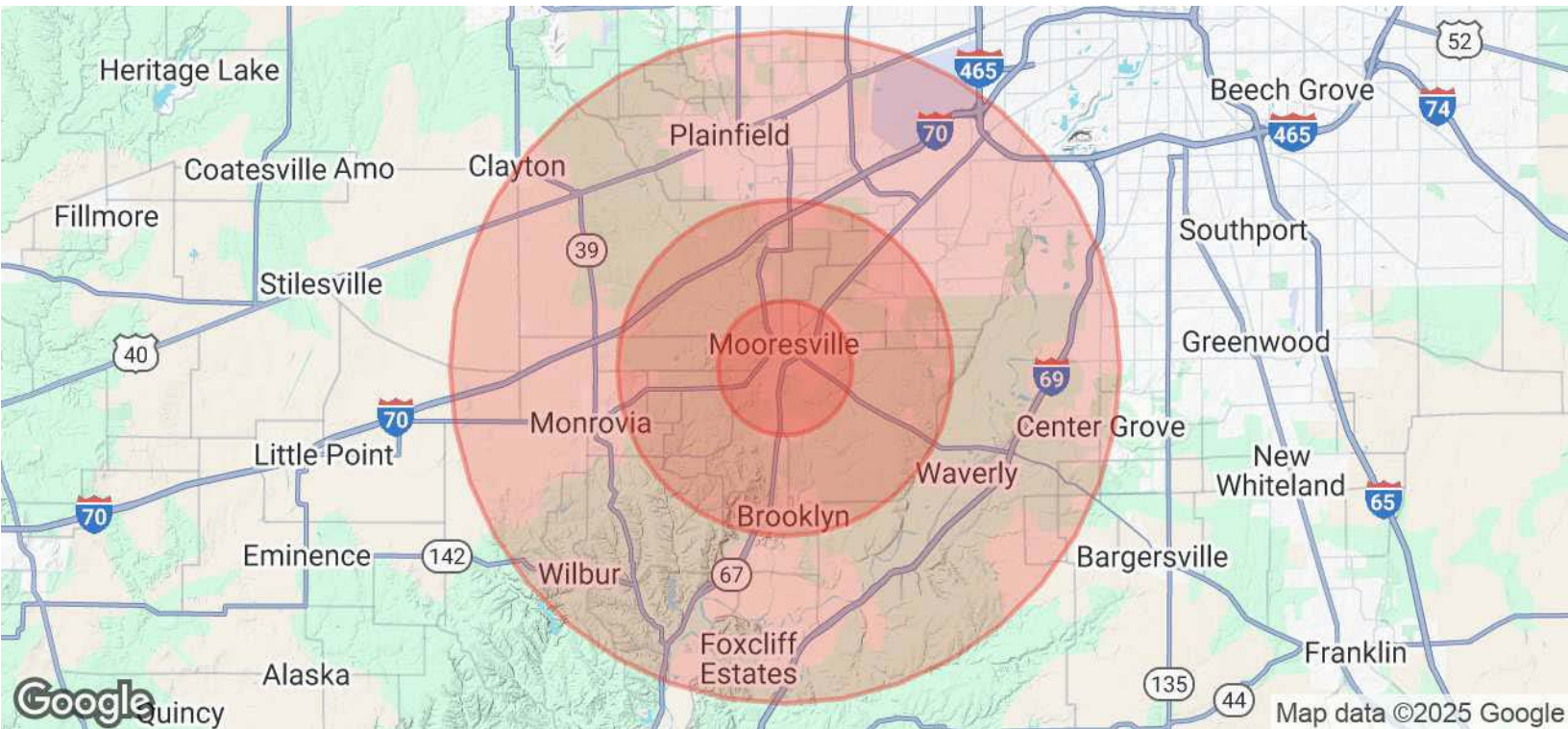
Surrounding Businesses





350 & 358 S. Southbridge St. Mooresville, IN 46158

Demographics



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	9,374	40,132	138,324
Average Age	43	40	40
Average Age (Male)	41	39	39
Average Age (Female)	45	41	41
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	3,861	15,074	50,949
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$85,171	\$101,993	\$109,972
Average House Value	\$251,359	\$286,214	\$299,500

Demographics data derived from AlphaMap

