

# 222 SOUTH MAIN STREET - MOORESVILLE, NC

RETAIL PROPERTY FOR LEASE



**RETAIL SPACE AVAILABLE IN STATION TWO22  
(82-UNIT APARTMENT COMPLEX)**



## OFFERING SUMMARY

Lease Rate:	\$40 SF/yr (NNN)
Available SF:	±798 SF
Building Size:	±81,681 SF
Parking:	Ample surface parking + overflow lot

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**Linville | Team Partners**  
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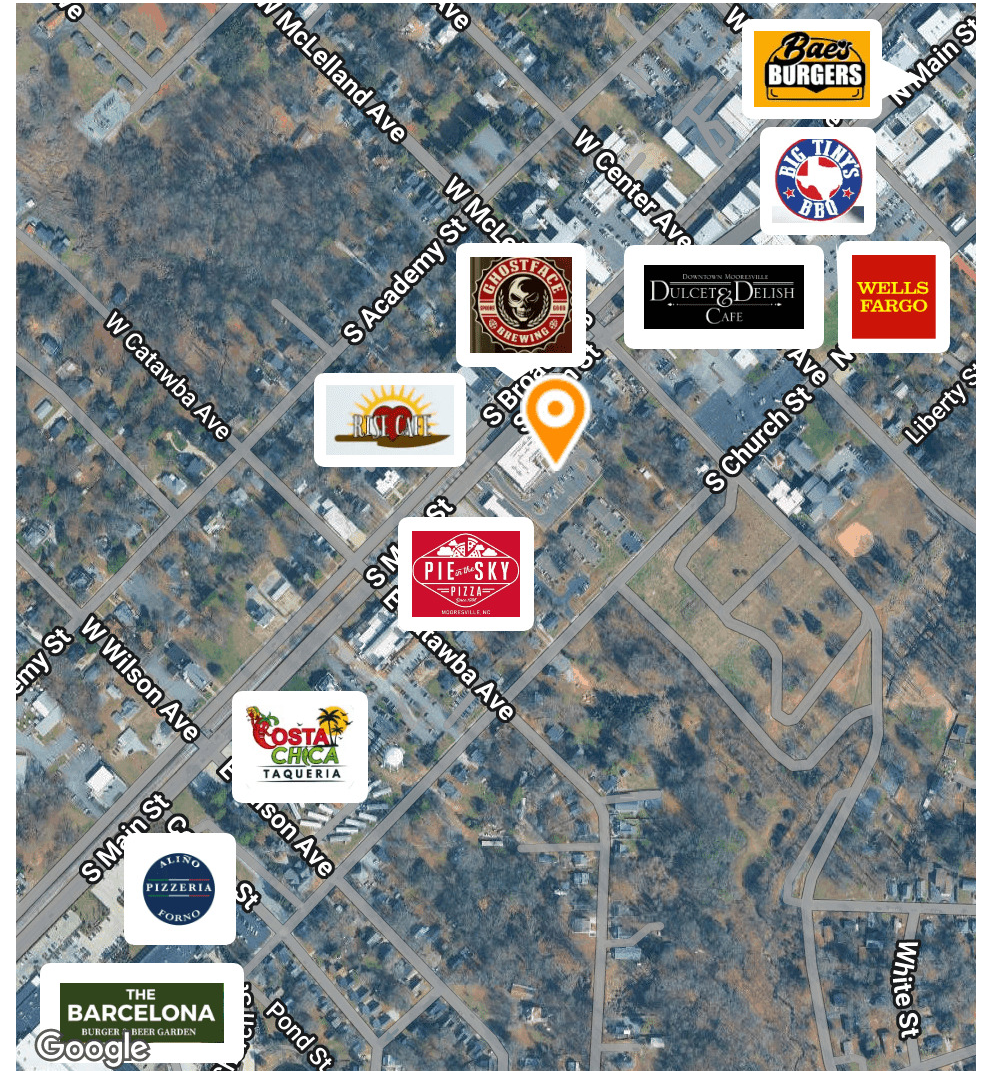
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## PROPERTY DESCRIPTION

Prime retail space available on the ground floor of the 82-unit luxury apartment complex, Station Two22, in downtown Mooresville! The available suite is ±798 SF and features great visibility from S. Main Street. Other retail tenants in the building include Pie in the Sky Pizza, Wild Rose Spa, Playa Bowls, Drip FX IV Studio, Bloom Salon, and Unique Celebrations.



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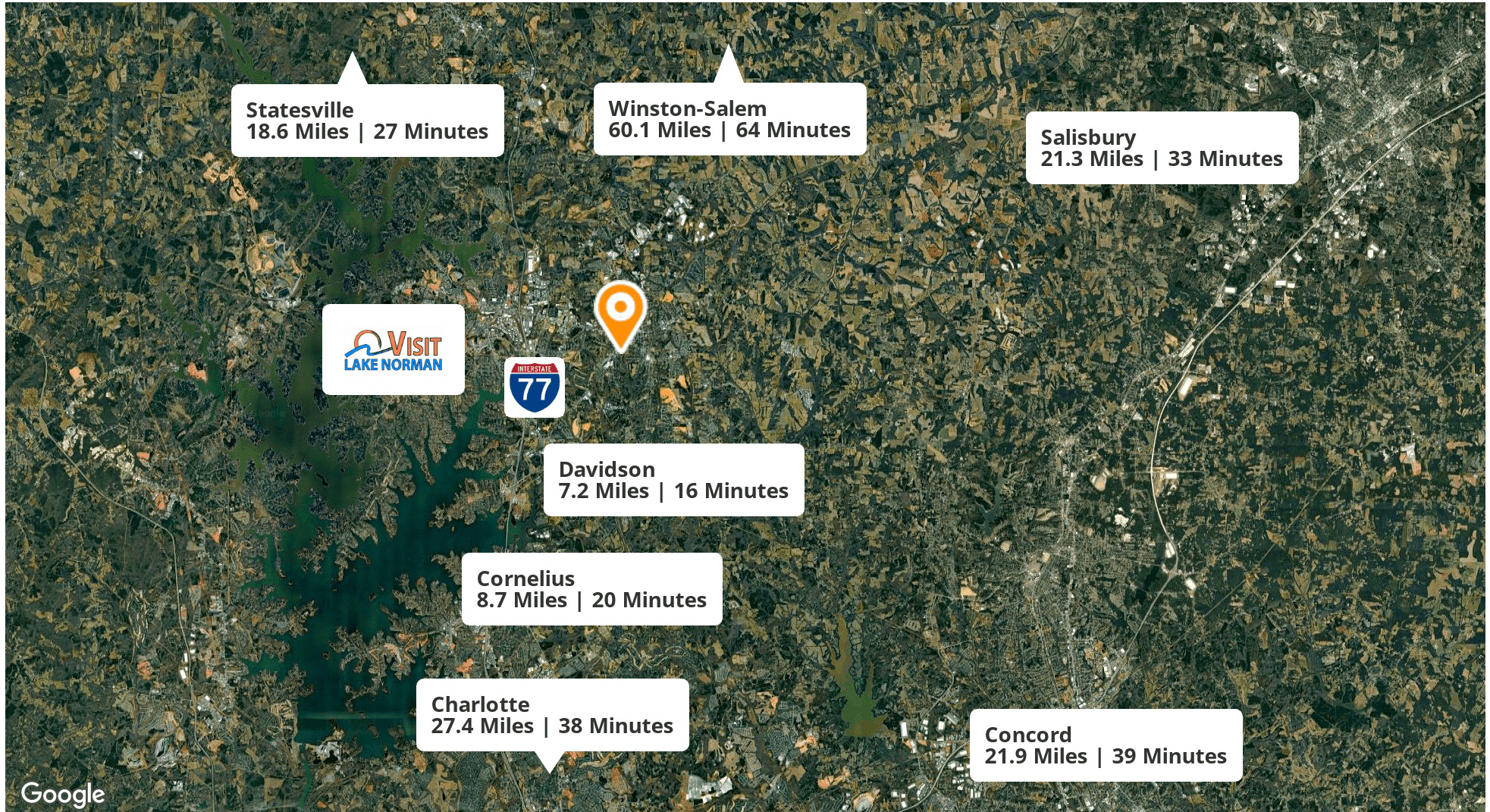
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## MOORESVILLE, NORTH CAROLINA

Mooreville is located in the southwestern section of Iredell County, North Carolina, and is a part of the fast-growing Charlotte metropolitan area. The city is the most populous municipality in Iredell County. It is located approximately 25 miles north of Charlotte. Mooreville is the corporate headquarters of Lowe's Companies, Inc., one of the largest home improvement retailers in the world. Lowe's has a significant presence in the town, employing thousands of residents and contributing to the local economy. Mooreville is also known as the home of many NASCAR racing teams and drivers, along with an IndyCar team and its drivers, as well as racing technology suppliers. Mooreville is situated on the shores of Lake Norman, a large man-made lake created by the construction of the Cowans Ford Dam on the Catawba River. Lake Norman offers various recreational activities, including boating, fishing, and water sports, and it attracts many visitors and residents who enjoy its scenic beauty.

## DEMOGRAPHICS

Total Population	54,578
8 Year Population Growth	43.24%
Average Household Income	\$101,643

## AWARDS & RECOGNITIONS

- # Fastest Growing City in North Carolina (GoBankingRates, 2023)
- #2 Fastest NC County Population Growth (Charlotte Business Journal, 2023)
- #1 Lowest Tax Rate in Charlotte Region (NC Department of Commerce, 2023)
- #2 Fastest Growing Retail Sector in NC (NC Department of Commerce, 2023)
- #1 County for Economic Growth | Charlotte Metro (Charlotte Business Journal, 2023)
- #14 Best Counties to Live in NC (Niche, 2023)



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## 222 SOUTH MAIN STREET - MOORESVILLE, NC

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## LOCATION INFORMATION

Street Address	222 South Main Street
City, State, Zip	Mooreville, NC 28115

## PROPERTY INFORMATION

Property Type	Retail
Zoning	CMX
Lot Size	0.36 Acres
Available SF	±798 SF
Building Size	±81,681 SF
Tenancy	Multiple
Year Built	2023
Tax Pin	4667015201
TICAM	\$3.00 psf (estimated)



**LEASE RATE:** \$40 SF/YR  
(NNN)

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