

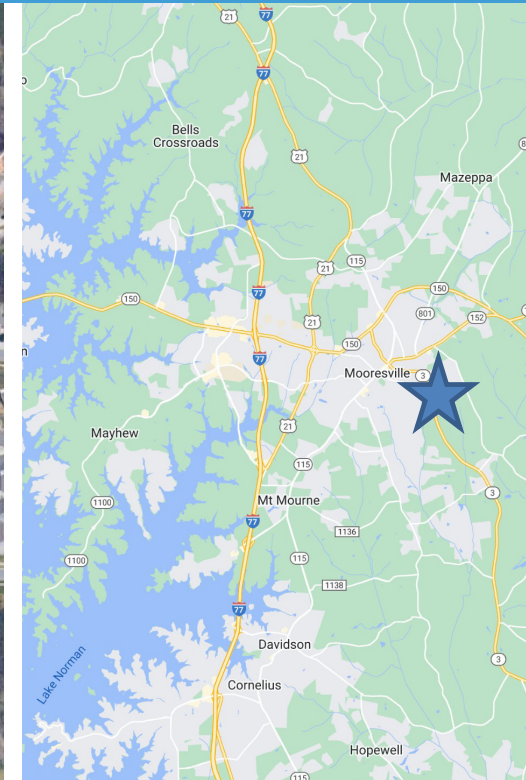
E. IREDELL AVE. & KEY STREET

MOORESVILLE, NC 28117

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM





+/- 3.6 ACRES OUTPARCEL AVAILABLE



PROPERTY HIGHLIGHTS

- +/- 3.6 acres; Ability to divide into pads sites of +/- 1 acre to +/- 1.5 acres
- Walmart Neighborhood Market Shadow Retail Outparcels available for Lease or Build-To-Suit on E. Iredell Ave./Hwy 3 near intersection of E. Iredell Ave., E Center Drive and Harris Crossing Ave.
- Zoning: Corridor Mix Use (CM)
- Located in the heart of new and existing residential communities. Area population continues to grow at accelerated pace with strong household incomes in Mooresville Graded School District ranked #6 in North Carolina.

DEMOGRAPHICS (2023)

	3 Miles	5 Miles	7 Miles	Trade Area
 Population	33,017	61,212	101,954	44,490
 Households	12,898	24,407	39,680	17,245
 Avg. HH Income	\$98,962	\$107,476	\$122,508	\$103,061
 Daytime Pop.	20,872	48,471	70,845	26,774

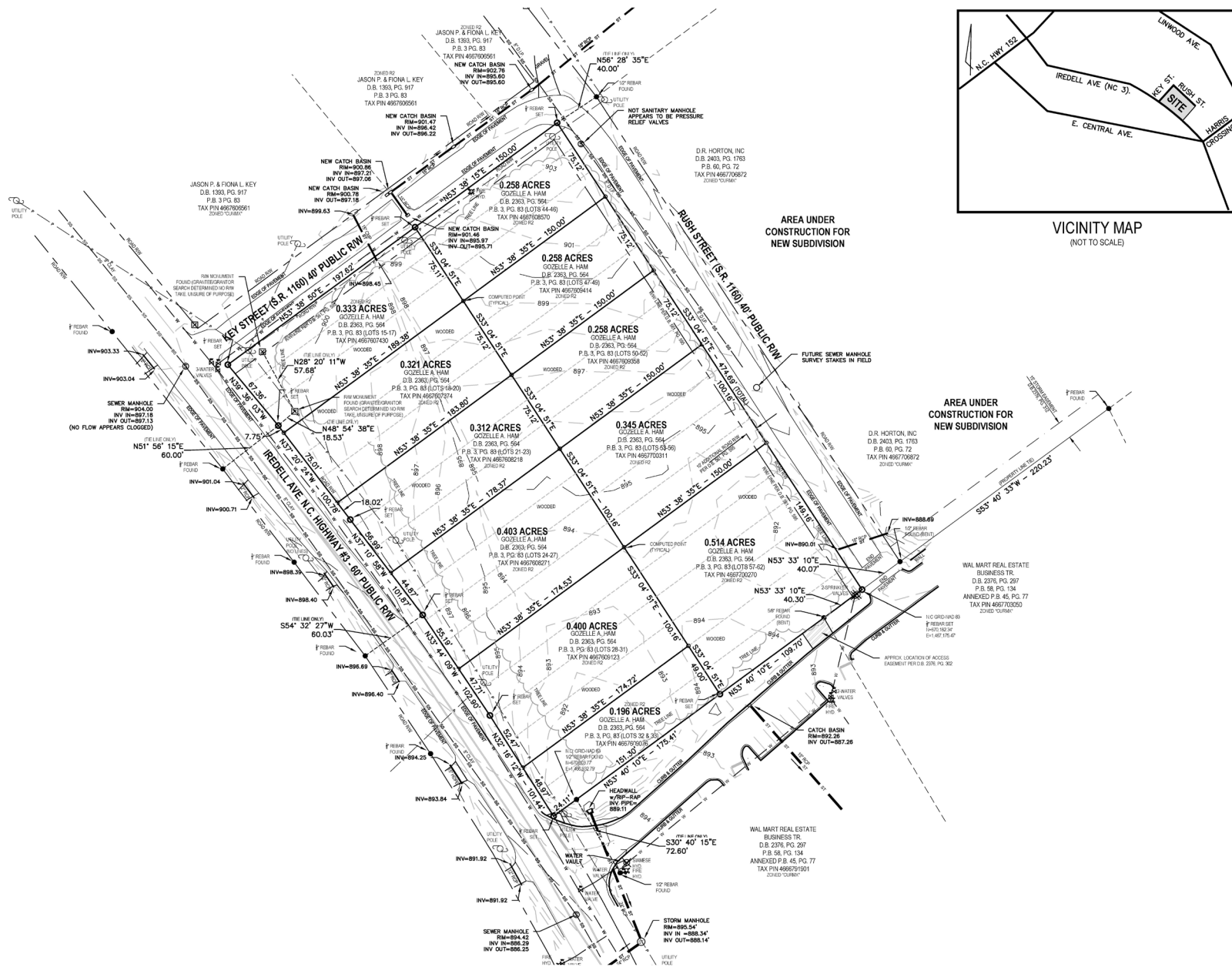
BROKER CONTACT

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