

201 NORTH CHURCH STREET

MIXED-USE PROPERTY **FOR LEASE**



PROPERTY DESCRIPTION

Mill One offers a rare commercial leasing opportunity in the heart of Mooresville - North Carolina's fastest growing town. Positioned adjacent to a 5.5-acre park with direct downtown access and walkable to Lake Norman amenities, the property benefits from strong residential density, highly ranked schools, and continued wage and rent growth. Its highly curated mix of residential and commercial tenants creates built-in foot traffic!

PROPERTY HIGHLIGHTS

- Convenient central location
- High visibility and foot traffic
- Modern amenities and finishes
- Large storefront windows
- Flexible layout for various business uses

SPACES	LEASE RATES:	SPACE SIZE
SUITE 104	\$38.00 SF/yr	1,750 SF
SUITE 107	\$29.00 SF/yr	1,130 - 3,554 SF

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Linville | Team Partners
COMMERCIAL REAL ESTATE

MOORESVILLE, NC

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SUITE 104

Property Type	Office
Available SF	±1,750 SF
Lease Rate	\$38.00 SF/yr, NNN

HIGHLIGHTS

- Fully Furnished
- Kitchen
- Conference Room

DESCRIPTION

Fully furnished office space available in the Mill One development in downtown Mooresville! The ±1,750 SF space has a sleek, modern buildout. Features include high ceilings, tons of natural light, on-site surface parking, kitchen, 2 standard size private offices, and one larger private space that could be used as an office for 1-2 people, storage space, or additional meeting room. There are 4 open concept workstations and a conference room that can accommodate up to 10-12 people. Located under Mill One's 90-unit luxury apartments, near great restaurants, retailers, and Liberty Park.



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Suite 104



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SUITE 107

Property Type	Retail
Available SF	±1,130 - 3,554 SF
Lease Rate	\$29.00 SF/yr, NNN

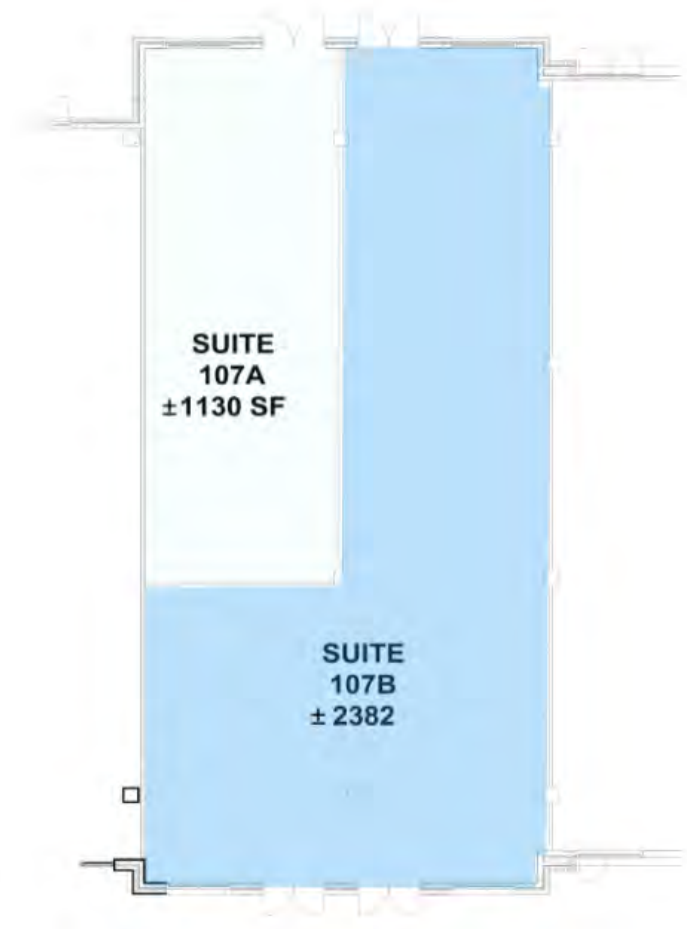
DESCRIPTION

Fantastic retail opportunity in downtown Mooresville! Suite 107 is ±3,554 SF and is in shell condition, making it customizable to fit a business' needs and specific style. Perfect for a coffee shop, café, or restaurant. Outdoor seating overlooking Liberty Park is possible. Located under Mill One's 90 unit luxury apartments and near other great restaurants and retailers. Landlord to provide \$40/psf in TIA with acceptable lease terms.

YR 1: \$29.00 | Yr 2: \$32.50 | Yr 3: \$35.00 | 3% Increases Thereafter



Potential Rendering



Floorplan

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Suite 107



Suite 107



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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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LOCATION INFORMATION

Street Address	201 North Church Street
City, State, Zip	Mooresville, NC 28115

PROPERTY INFORMATION

Property Type	Mixed-Use
Property Subtype	Office & Retail
Lot Size	2.274 Acres
Building Size	±36,376 SF
Year Built	2021

OFFERING SUMMARY

Lease Rate	Suite 104: \$38.00 SF/yr (NNN) Suite 107: \$29.00 SF/yr (NNN)
Available SF	Suite 104: ±1,750 SF Suite 107: ±1,130 - 3,554 SF



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