



Harbor Point Village

637 Williamson Road | Mooresville, NC 28117

Available

Available for Sale or Lease

+/- 1,700 SF Commercial Condo

Property Overview

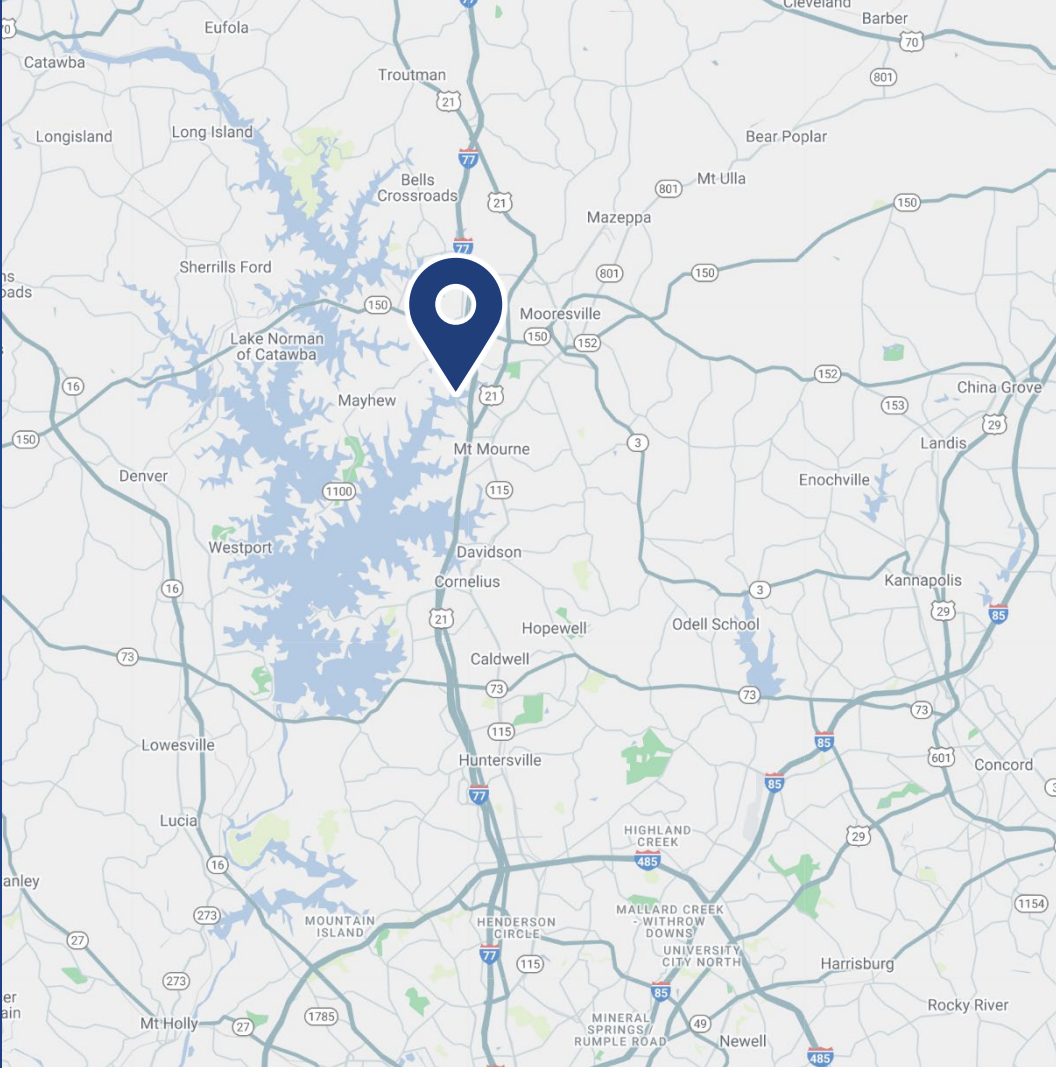
Harbor Point Village

Available for Sale or Lease

Harbor Point Village is located along Williamson Road in Mooresville, NC. This road is one of the most heavily traveled in all of Mooresville with traffic counts at 20,500 vehicles per day. Right off of I-77 near Exit 33, this location has premium signage visibility and has easy access to high-income Lake Norman communities Harbor Point Village is zoned Neighborhood Mixed-Use with units appropriate for live/work. This flexible zoning allows for a number of uses including retail, office, medical office or residential.

Property Details

Address	637 Williamson Road Mooresville, NC 28117
Availability	+/- 1,700 SF Available for Lease
GLA	+/- 6,581 SF
Use	Retail, Office, Medical Office, or Residential
Zoning	NMX (Neighborhood Mixed-Use)
Parking	Ample parking
Traffic Counts	Williamson Road 20,500 VPD
Pricing	Call for Pricing and Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	3,788	37,834	82,418
Avg. Household Income	\$123,202	\$110,742	\$113,793
Median Household Income	\$101,918	\$82,020	\$82,394
Households	1,468	14,701	31,076
Daytime Employees	3,641	25,673	41,220

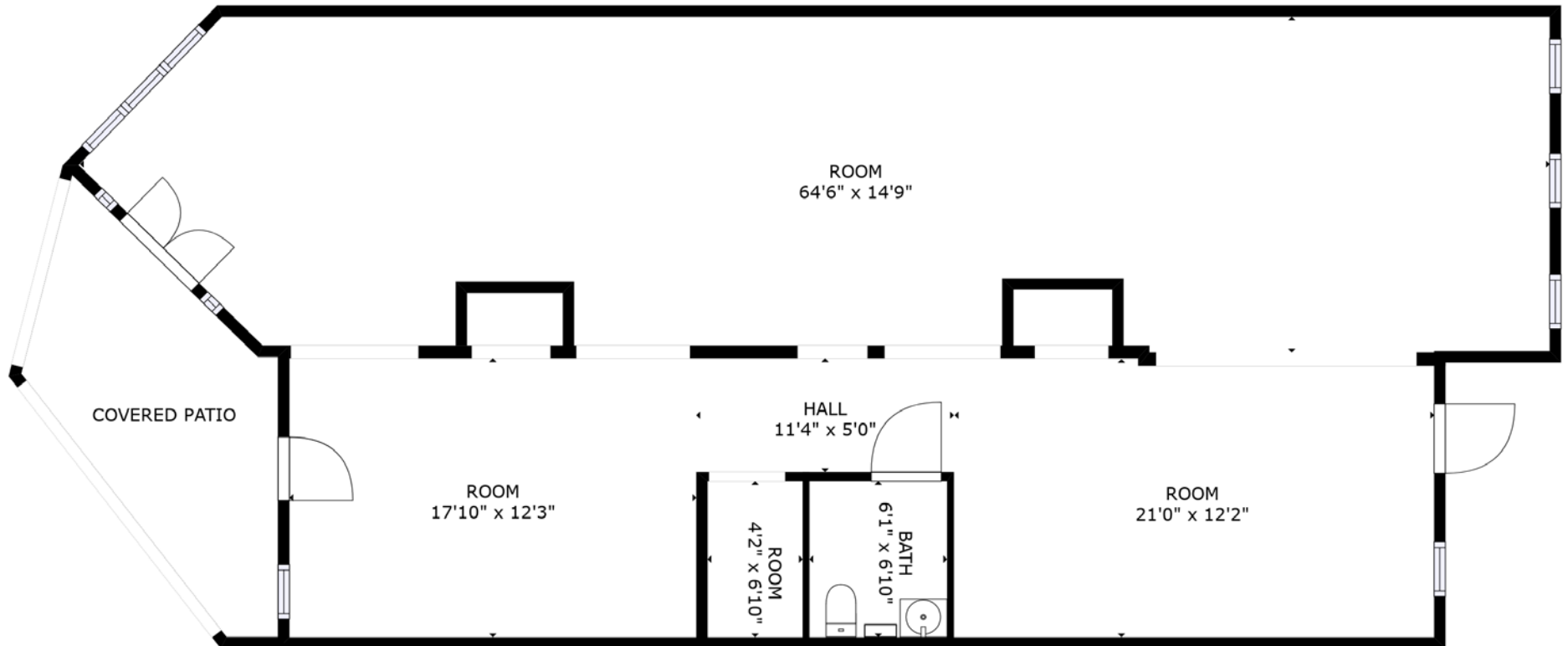


Drone Video



Virtual Tour

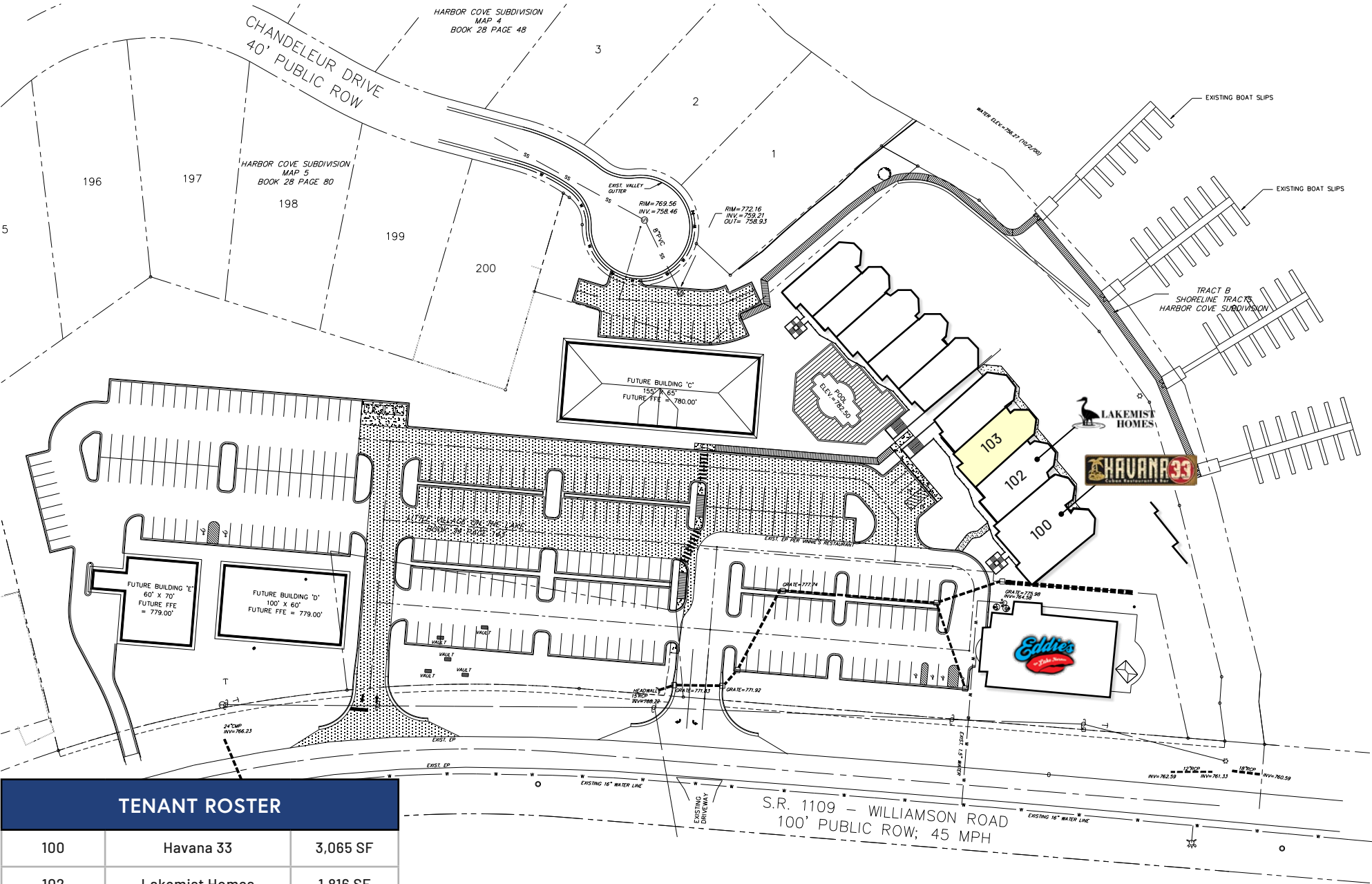
Floor Plan



+/- 1,700 SF Available

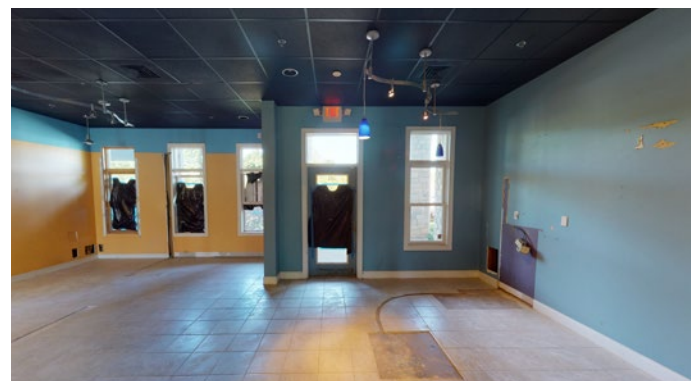


Site Plan



TENANT ROSTER		
100	Havana 33	3,065 SF
102	Lakemist Homes	1,816 SF
103	AVAILABLE	1,700 SF

Property Photos



Lake Norman

North Carolina

Lake Norman, the largest man-made lake in the Carolinas, is the place for fun in the sun! Created in 1963 by Duke Energy, Lake Norman is 34 miles long with 520 miles of shoreline. The area is separated by four different counties, Iredell County, Catawba County, Mecklenburg County and Lincoln County. Nestled on the banks of beautiful Lake Norman are the towns of Cornelius, Davidson, Huntersville, Denver, Mooresville, Sherrills Ford and Troutman. These unique towns present a wide array of leisure amenities for visitors and guests including upscale shopping, restaurants, NASCAR, fishing and other water activities. From Lake Norman, you may enjoy the ease of traveling anywhere in the state, being just 30 minutes north of Charlotte, while the mountains and coast are a short drive away.





Contact for Details

Josh Beaver

(704) 749 - 5726

josh@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.