



# Harbor Point Village

637 Williamson Road | Mooresville, NC 28117



## 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

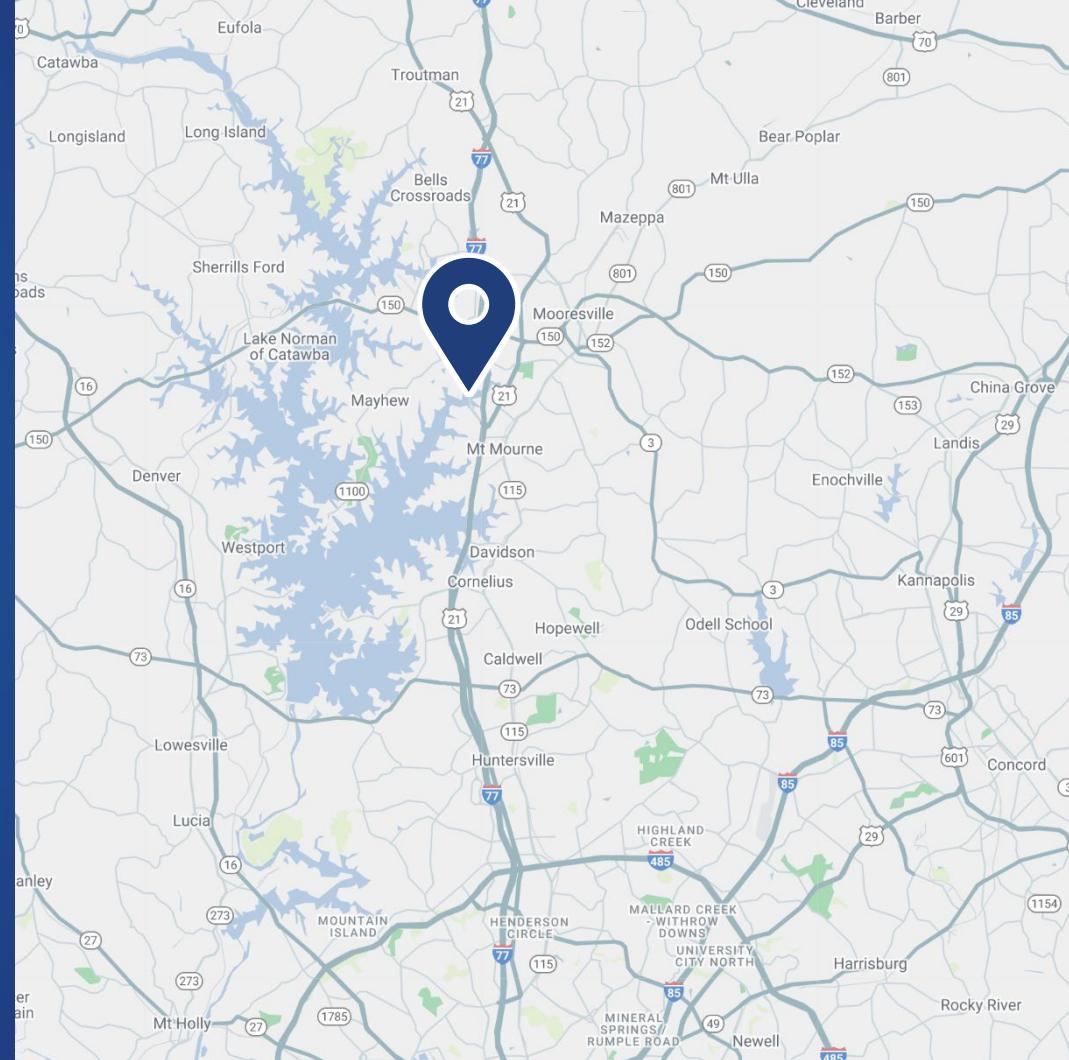
**Pricing** Call for Pricing and Leasing Details



Drone Video



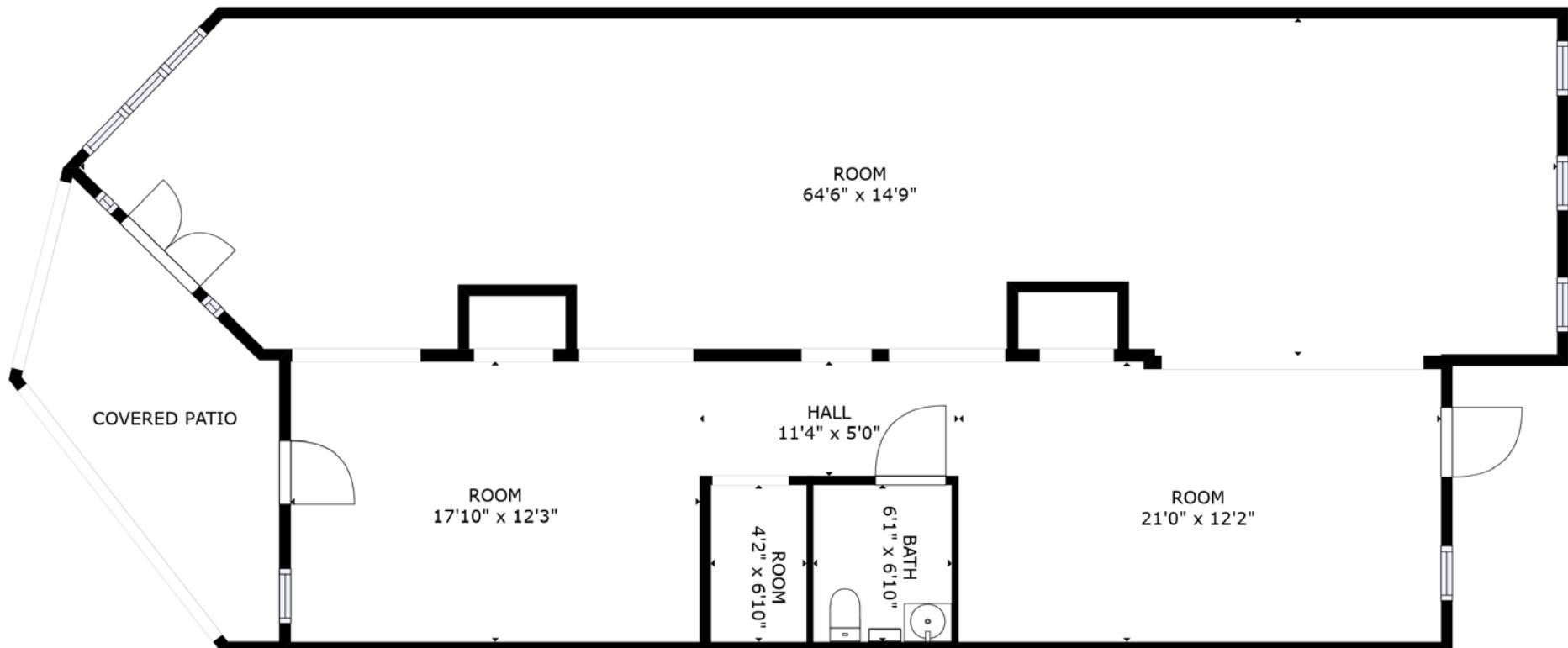
Virtual Tour



### Demographics

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

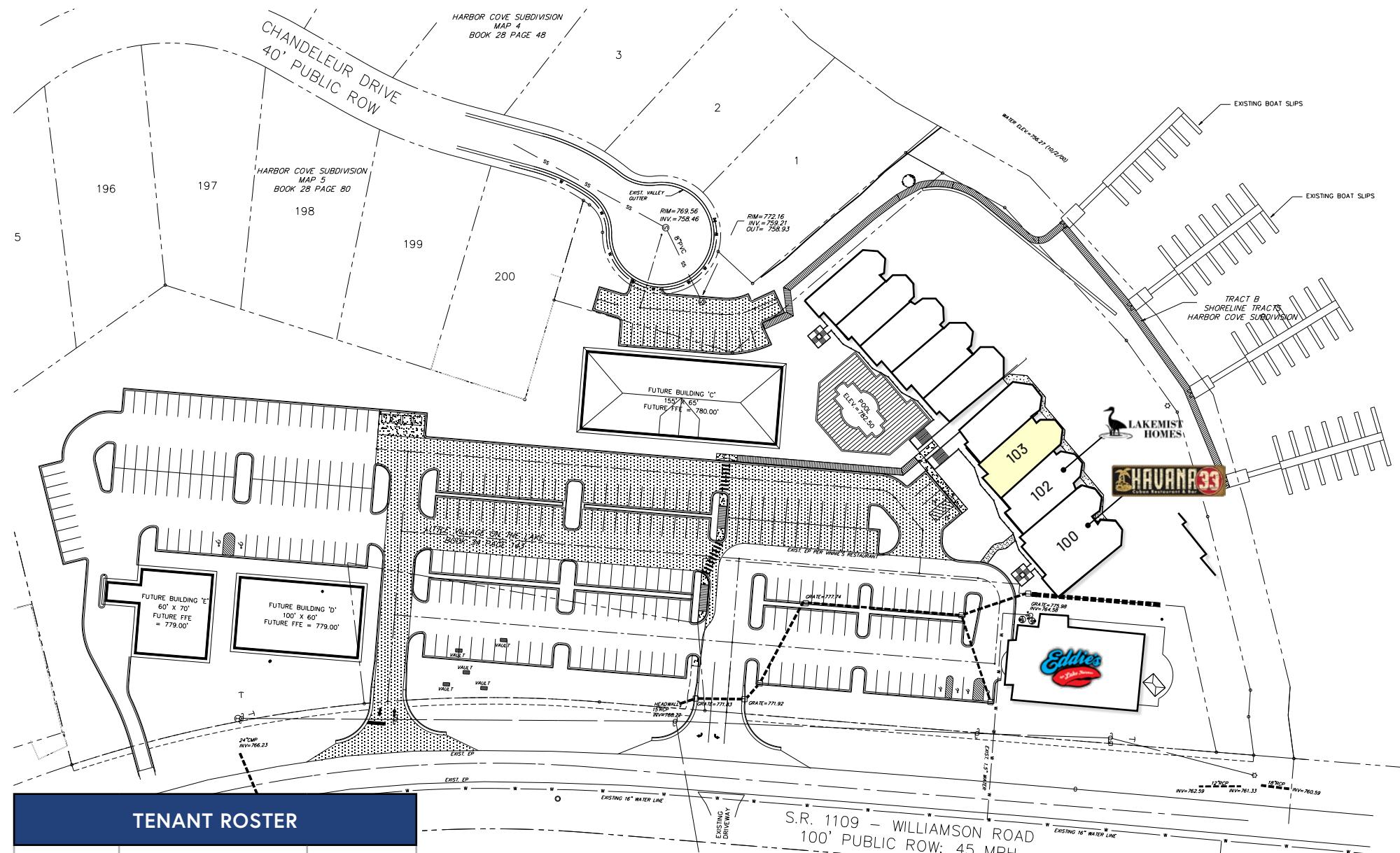
## Floor Plan



+/- 1,700 SF Available



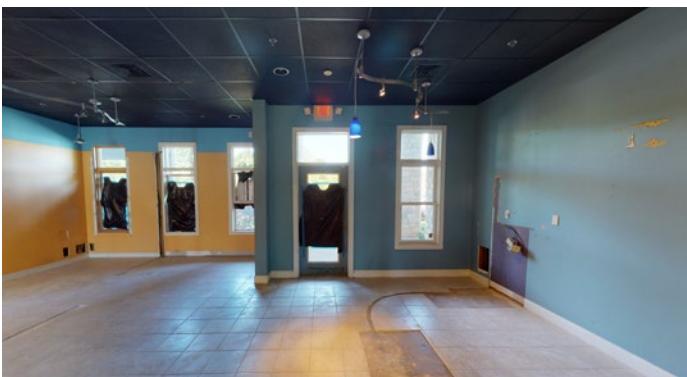
## Site Plan



## 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

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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.