



# Deerfield Business Park - Flex Suites

110 & 112 Exmore Rd | Mooresville, NC 28115



## FOR LEASE

1,750- 9,330 SF Office, Retail, Service, Medical

COMPASS  
COMMERCIAL



# Deerfield - Flex Suites

## Available for Lease

### Property Overview

Now Leasing 4 Remaining New Construction Flex Suites on Exmore Road in Deerfield Business Park. The 2 multi-tenant buildings will include units ranging from 1,650 - 2,540 SF with option to combine units. High visibility from Cornelius Road. Deerfield Business Park is one of the area's most upscale professional communities. With it's close proximity to I 77, exit 36, and future exit 38 you'll find that this ultra-convenient location is surely one that business owners will appreciate.

Units available as Vanilla Shell. Giving the tenant a clean slate for up-fit.



### Property Details

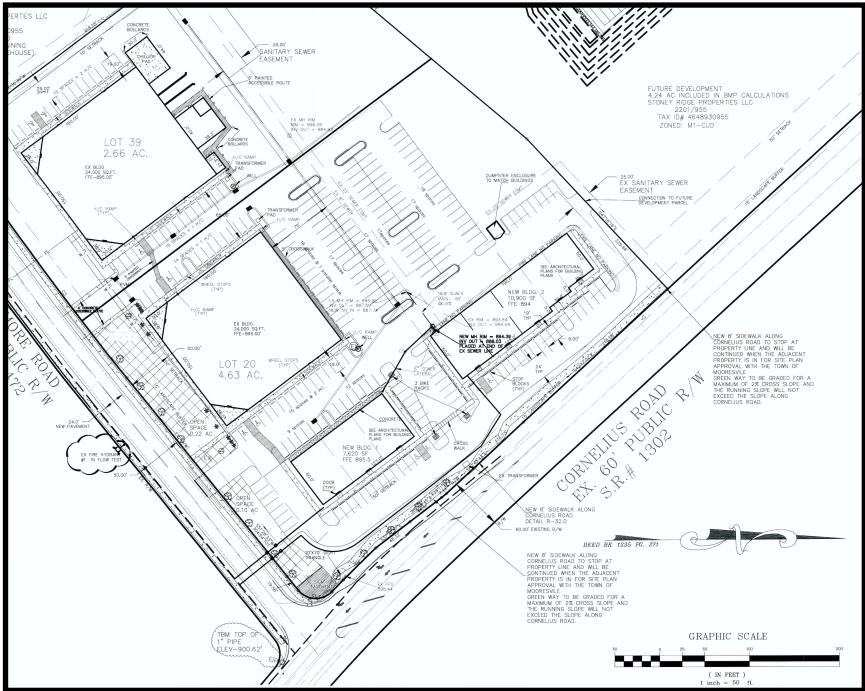
Location	110 & 112 Exmore Rd Mooreville, NC 28115
County	Iredell
Availability	1,750 - 9,330 SF (Up to 4 Units)
Number of Parking Spaces	77
Parking Ratio	4
AADT	22,600
Rent Options	\$14.50 - \$23.50 / SF for Vanilla Shell
TICAM	\$3.50 / SF



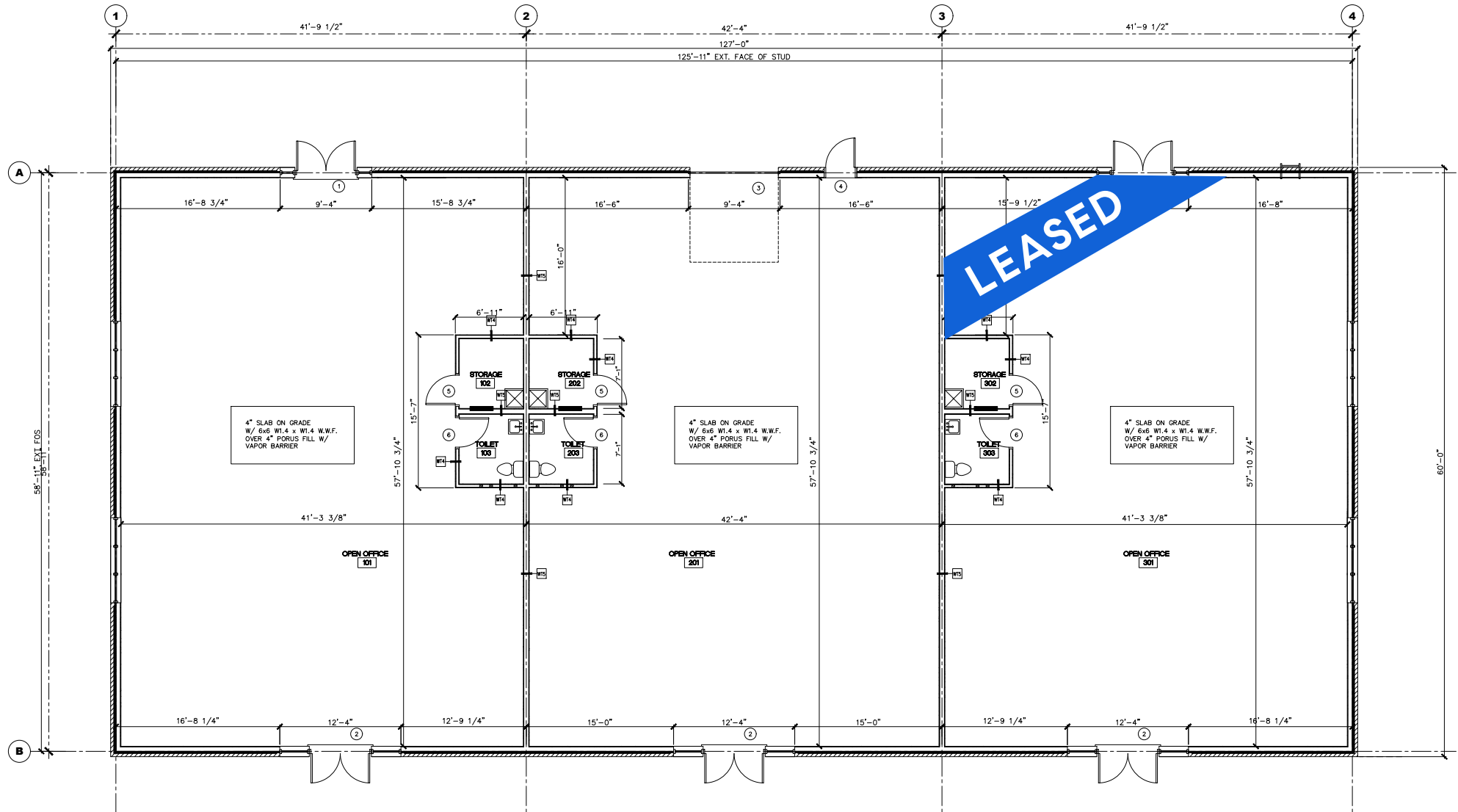


## Available Units

Suite 1A	2,540 SF	Available
Suite 2A	2,540 SF	Available
Suite 3A	2,540 SF	Leased
Suite 1B	2,500 SF	Leased
Suite 2B	2,500 SF	Available
Suite 3B	2,500 SF	Leased
Suite 4B	1,650 SF	Leased
Suite 5B	1,750 SF	Available

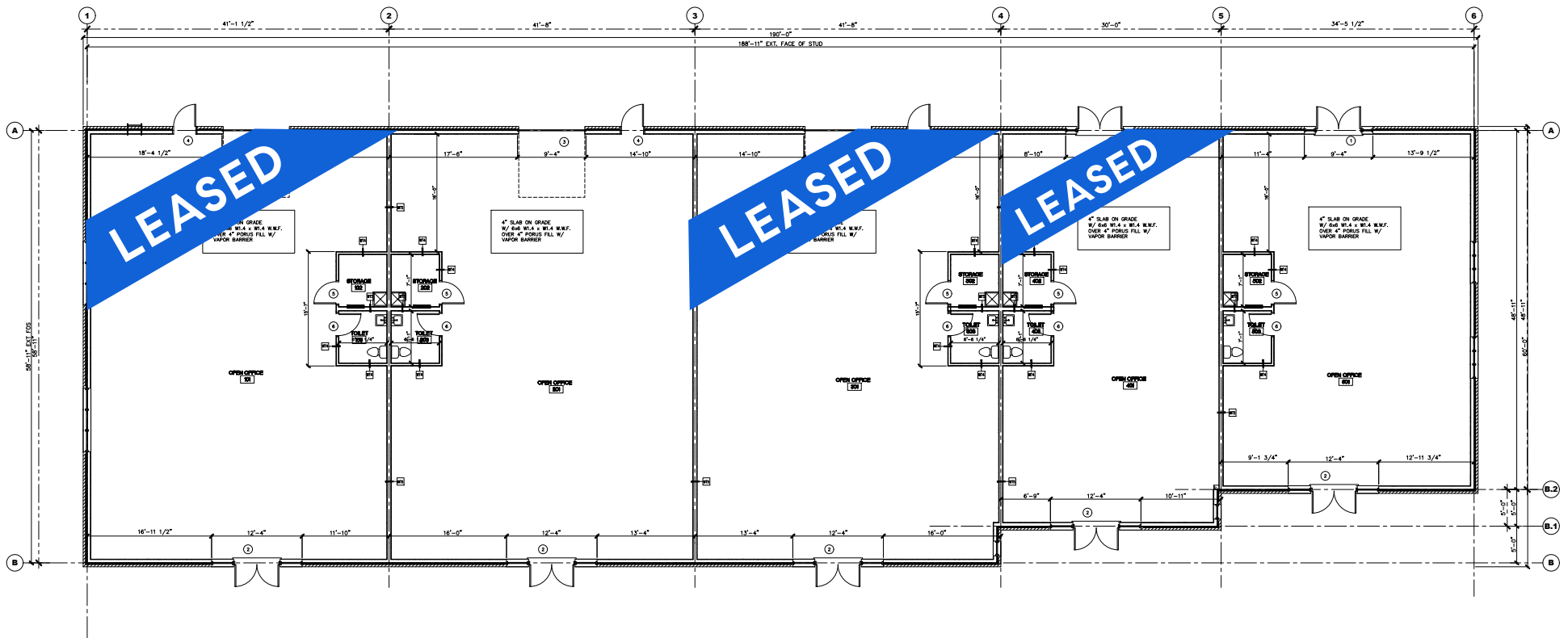


# 110 PROPOSED UPFIT FLOOR PLAN





# 112 PROPOSED UPFIT FLOOR PLAN





Suite 2 - 112 Exmore

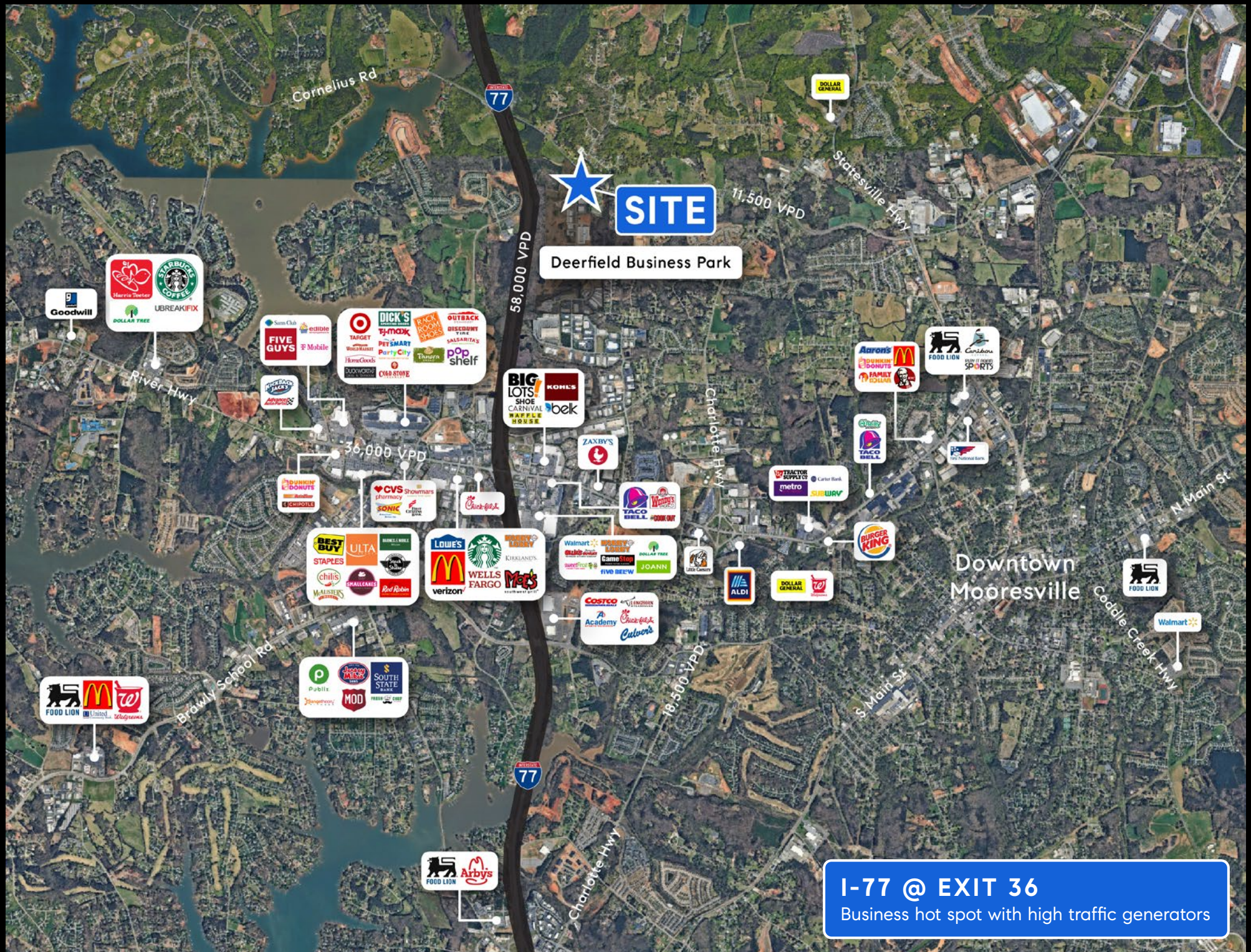


Suite 2 - 112 Exmore



Suite 2 - 112 Exmore





**SITE**  
Deerfield Business Park

**I-77 @ EXIT 36**  
Business hot spot with high traffic generators



# PLANNED EXIT 38

## Description

This planned overpass will connect Exmore Road across I-77, enhancing east-west mobility and providing an alternative route to reduce congestion on local roads.

## Strategic Importance

By linking key commercial and residential areas, the flyover is expected to improve traffic distribution and support future development initiatives.

## Development Status

The Town of Mooresville is considering options to expedite the construction of the Exmore Flyover ahead of the North Carolina Department of Transportation's projected schedule for Exit 38, recognizing its potential to address current traffic challenges.

**These infrastructure improvements reflect Mooresville's commitment to enhancing transportation efficiency and supporting economic development in the region.**

Please see additional pages from the Exit 38 Study Summary [CLICK HERE](#)





# RECOMMENDATIONS

## Preferred Alternative: Alternative D (Double Roundabout Interchange)

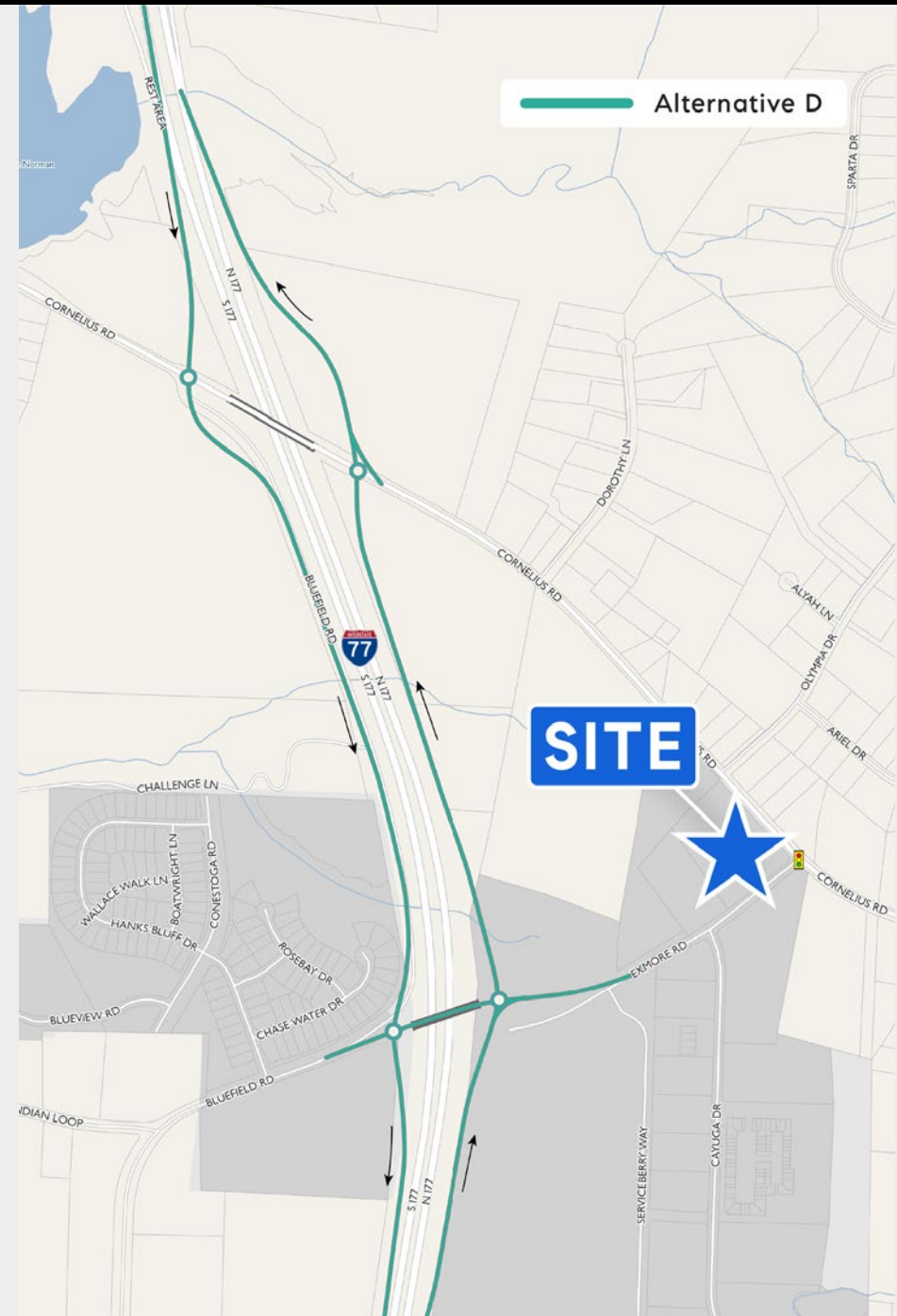
For the interchange design itself (separate from any supplemental future connections), **both the technical evaluation and public feedback favored alternative D**, which connects to both Cornelius Road and Exmore Road with one-way service roads on either side of I-77 and roundabouts at the Cornelius Road and Exmore Road intersections.

### Why Technical Evaluation Favors Alternative D

In the alternatives evaluation results, alternative D won on almost every technical metric. It would be the simplest to construct, have a lower cost than Alternatives A and B, and have the biggest improvement of safety and traffic operations. Alternative D would also have the lowest impact on the environment, current land use, and rights-of-way, and leaves more of the land around the interchange open for future development than other alternatives. Alternative D is also well-designed to accommodate interim improvements and multimodal connections, and provides more direct access connecting Exmore Road to I-77 than other alternatives.

### Why Public Input Favors Alternative D

Open house attendees appreciated the simplicity of the design, the additional connection to Exmore Road, and the more explicit addressing of the intersection between Exmore Road and Cornelius Road with the traffic signal. Attendees mentioned how the additional connection would likely help to distribute car traffic and helps truck traffic from the industrial parks on Exmore Road better access I-77 without congesting Bluefield Road or Cornelius Road.



# RECOMMENDATIONS

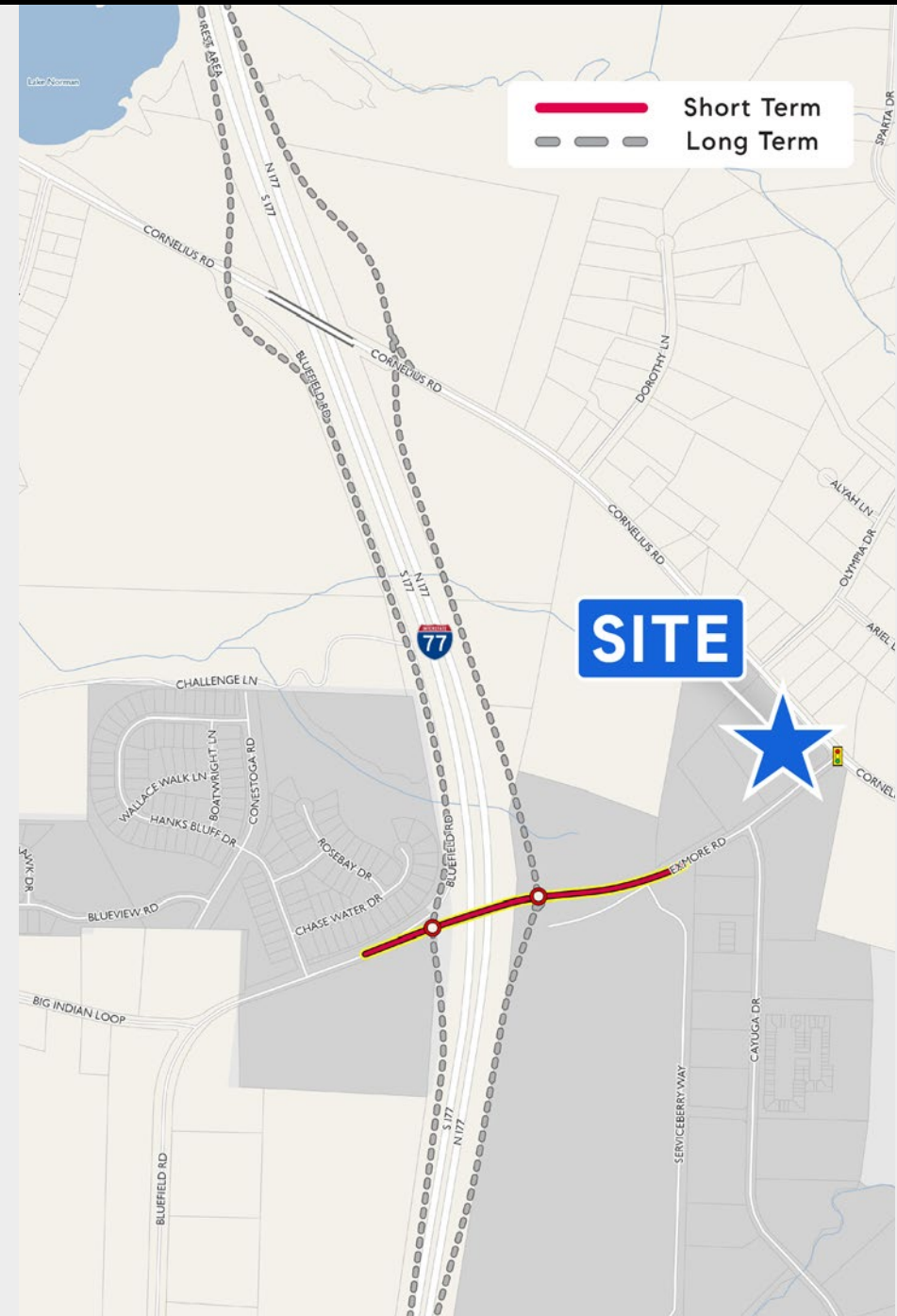
## Short Term: Construction of Exmore Road Bridge

### Why Construct the Exmore Road Bridge First

Constructing the Exmore Road bridge first is necessary for the efficient construction of the interchange. The bridge will realign Bluefield Road to connect across I-77 through to Exmore Road, ensuring a connection from Bluefield Road to Cornelius Road is maintained during construction of the interchange. This would allow for the existing Bluefield Road alignment to be reconstructed as the southbound service road of the interchange with no disruption to traffic connecting to Cornelius Road or the surrounding area.

Without this critical bridge constructed first, north Mooresville residents will be without a critical east-west crossing over I-77. This would push traffic and congestion further south to NC-150, which already sees the highest amount of congest in Town. The Town should work with NCDOT to focus on the construction of this bridge as the first phase of work prior to subsequent construction of the interchange.

This study recommends that the Exmore Road Bridge be built first, as a separate project, to better phase the implementation of the interchange as a whole.





# RECOMMENDATIONS

## Multimodal Recommendations

### From Existing Plans

The Pedal Moore(sville) plan indicates planned multi-use paths along the following alignments:

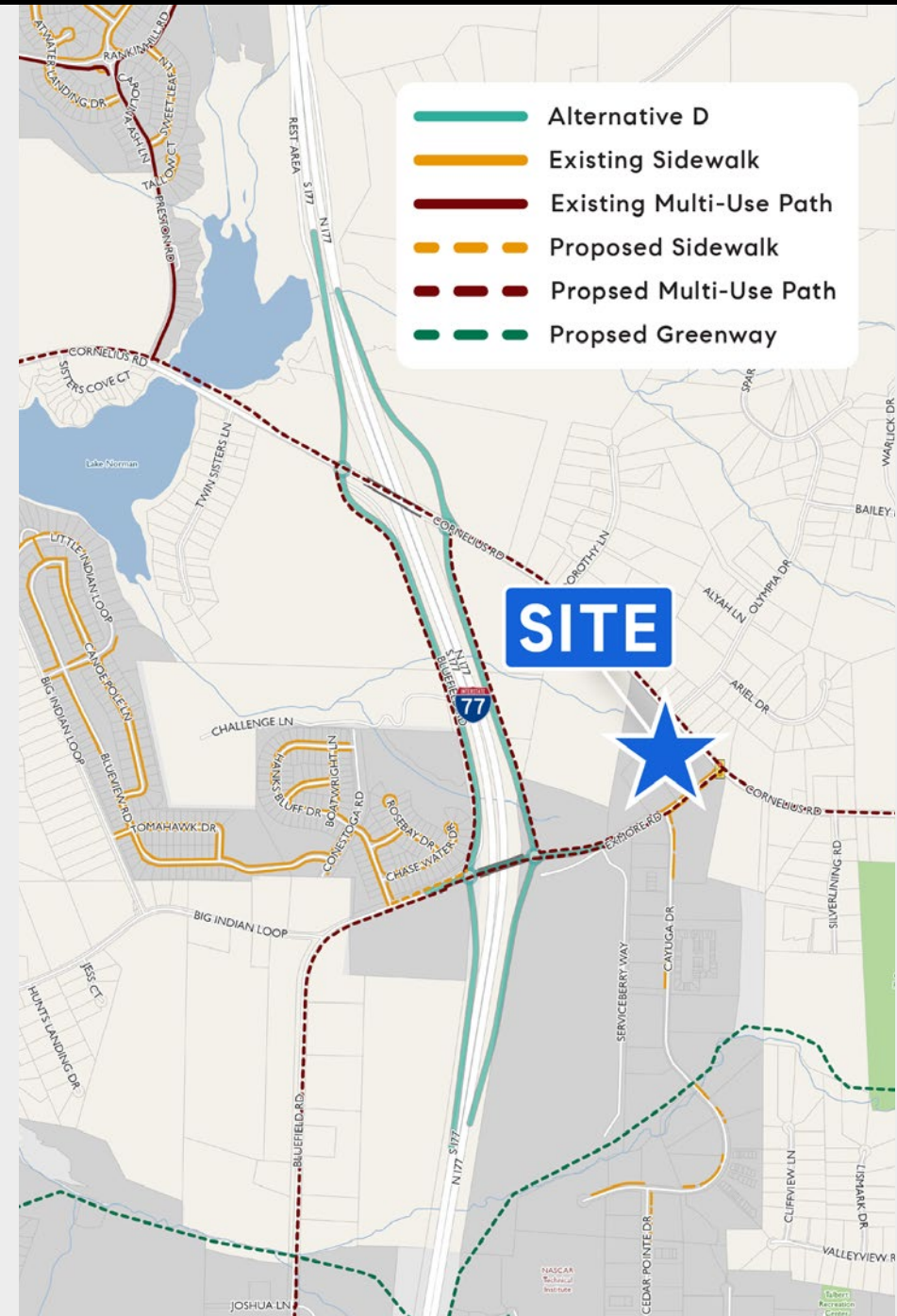
- Along Cornelius Road to Perth Road (including across I-77),
  - Along Bluefield Road and Exmore Road across the Exmore Road bridge,
  - Connecting between Bluefield Road and Cornelius Road west of the interchange.
- As the design of alternative D does not include a realigned Bluefield Road continuing to Cornelius Road, a multi-use path along the west side of the southbound I-77 service road and on-ramp would likely be the easiest way to provide this connection.

Both the replacement Cornelius Road bridge and Exmore Road bridge will need to be designed to accommodate multi-use paths.

### Additional Considerations

In addition to the previously recommended multi-use paths, this study would recommend a multi-use path along the east side of the northbound I-77 service road and on ramp between Cornelius Road and Exmore Road. Combined with the multi-use path lining the west side, this would provide walkability similar to what has been built at other similar interchanges and would also allow walkable connections to any development that might happen along the service roads.

The inclusion of multi-use paths on both sides would also allow for the future addition of bus stops along the service roads if the area develops according to future land use plans. Stops placed along the service roads could be easily accessed by any express routes running on I-77, such as the ICATS Commuter Express or an extension of CATS Metro Rapid service.







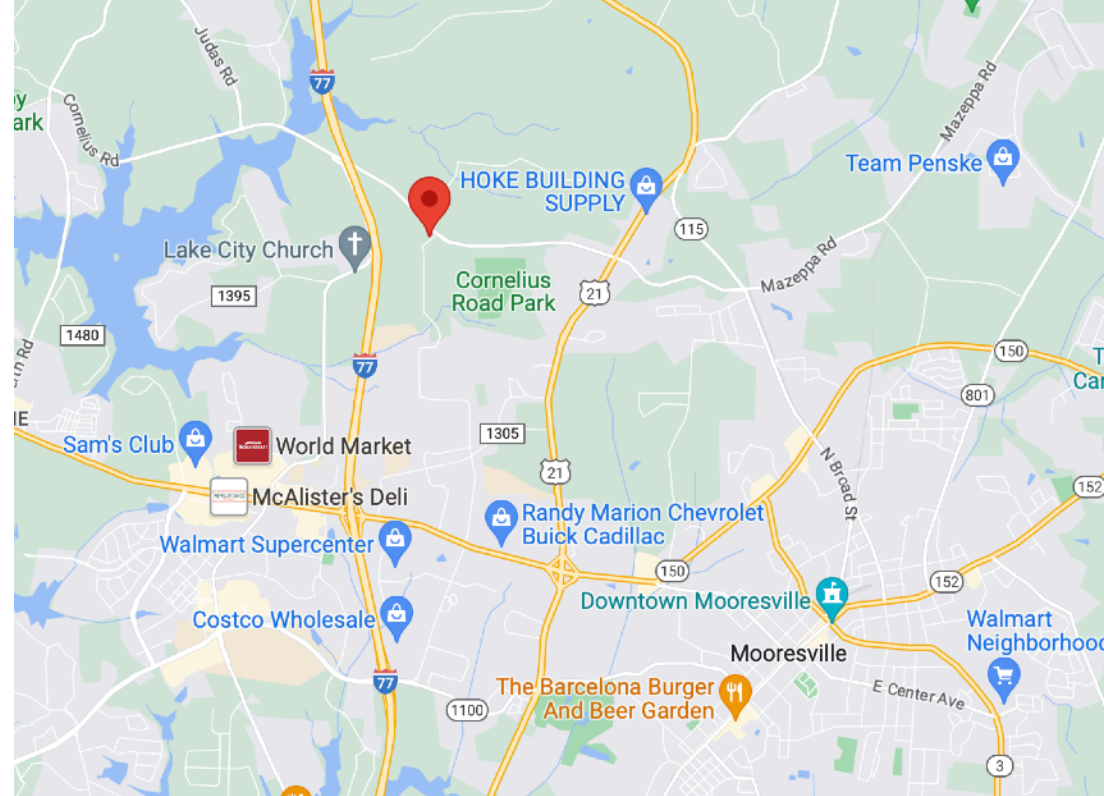


## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
Est. 2022 Population	1,814	30,200	74,263
Avg. Household Income	\$89,607	\$99,396	\$102,468
Median Household Income	\$80,392	\$81,910	\$80,716
Households	726	11,546	28,651

## Mooresville, North Carolina

The fast growing city close to the notorious Lake Norman is woven with tons of attractions and excitement! With its convenient proximity to both I-77 and I-40, and approximately 30 miles north of Charlotte, Mooresville has been described as the optimum environment for living, working, and playing. Home to many NASCAR race teams and auto museums, this bustling town has earned the nickname 'Race City USA'. For those who don't have a need for speed, the drive-thru Lazy 5 Ranch, the nature trails of Lake Norman State Park, and Trump National Golf Club are a must. Come find out why popular Brawley School Rd neighborhoods like The Point and The Farms are thriving!



For More Information

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