

MEDICAL/DENTAL OFFICE

411 E STATESVILLE AVE, MOORESVILLE, NC 28115

BUILDING FOR LEASE

FOR MORE INFORMATION

NIKKI ROBINSON

704.615.1722

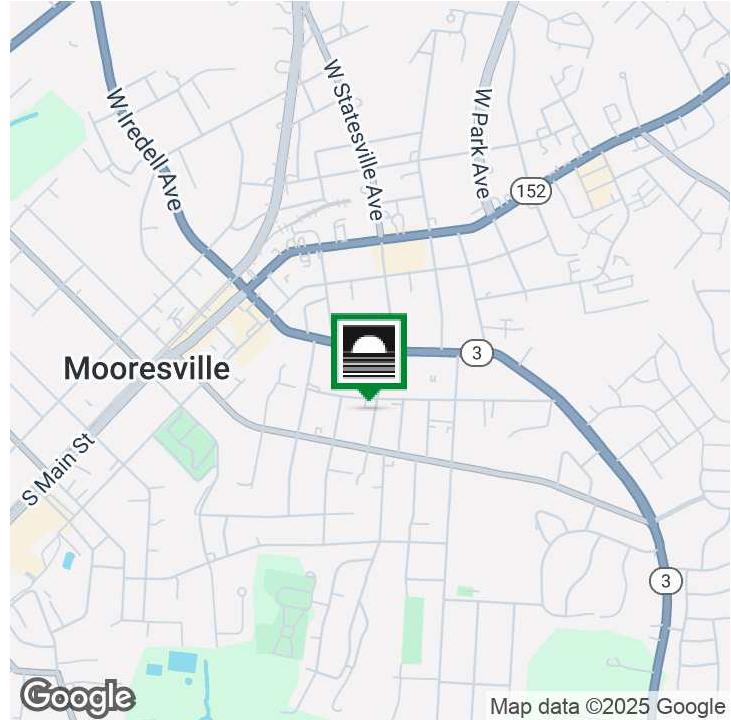
NIKKIR@LAKENORMANREALTY.COM

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EXECUTIVE SUMMARY | 2



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/month (Gross)
Available SF:	1,160 SF
Lot Size:	0.18 Acres
Year Built:	1956
Zoning:	DE

PROPERTY OVERVIEW

Stand-alone Medical/Dental Office for Lease in steadily growing Downtown Mooresville. Masonry structure with 7 rooms, at least 4 with plumbing, as well as a restroom. Prominent signage on a busy town street. New roof as of 2024. Private asphalt parking lot with ramp. One month security deposit; all utilities, taxes, and insurance to be paid by Tenant. Call today for your private tour!

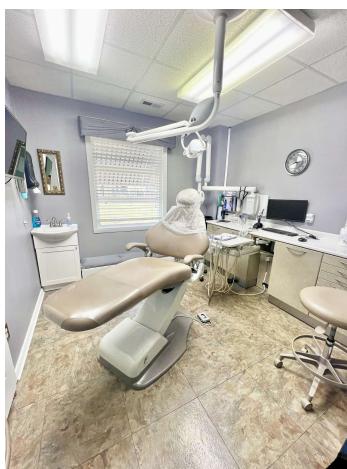
PROPERTY HIGHLIGHTS

- 5-year Lease @ \$20/SF
- One-month Security Deposit
- TICAM + All Utilities responsibility of Tenant
- Available for Immediate Occupancy!

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ADDITIONAL PHOTOS | 3



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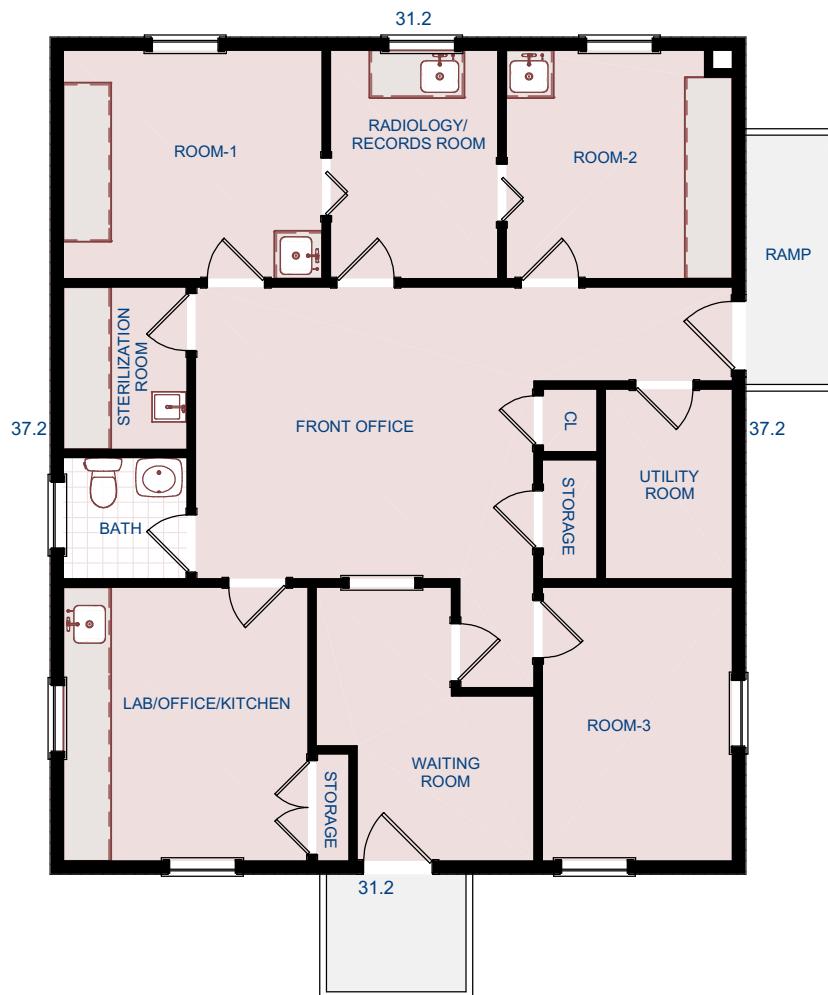
Property Address: 411 E Statesville Ave., Mooresville, NC

Prepared by: Nikki Robinson

Main Floor HLA: 1160.6 sq.ft. (1040.2 sq.ft. Interior office space)

FLOOR PLAN | 4

See cover page for detailed square footage calculations



The information and floor plan is an approximation of existing home or an architectural plans and is provided with the permission of the seller or seller's agent. All dimensions are approximate and not to exact scale. This measurements are completed in accordance with NC Real Estate Commission Guidelines. Copyright © 2012-2025, Harsha Bauer. <https://pictureahome.com>. Picture A Home® is a Registered Trademark.

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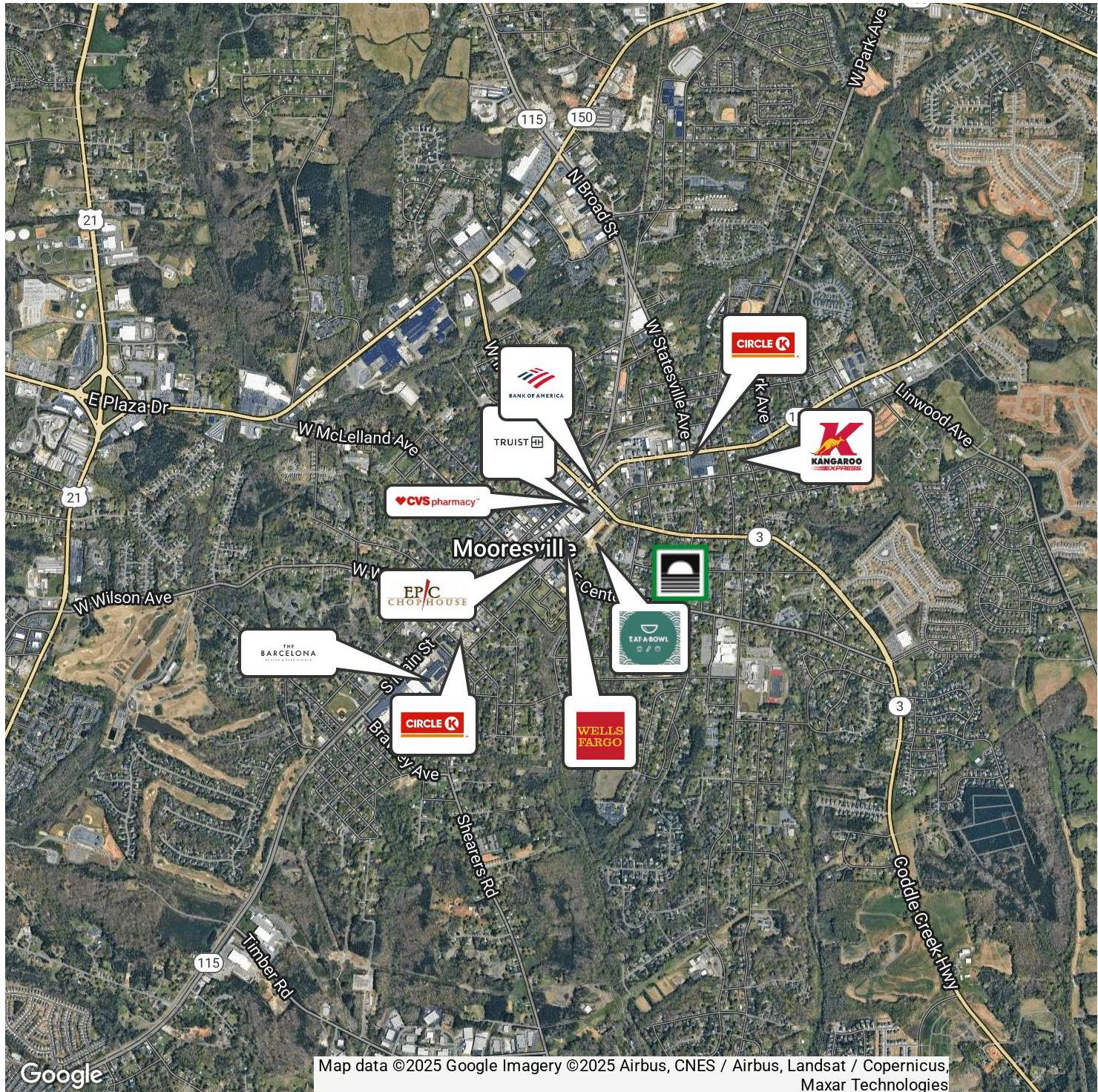
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RETAILER MAP | 5

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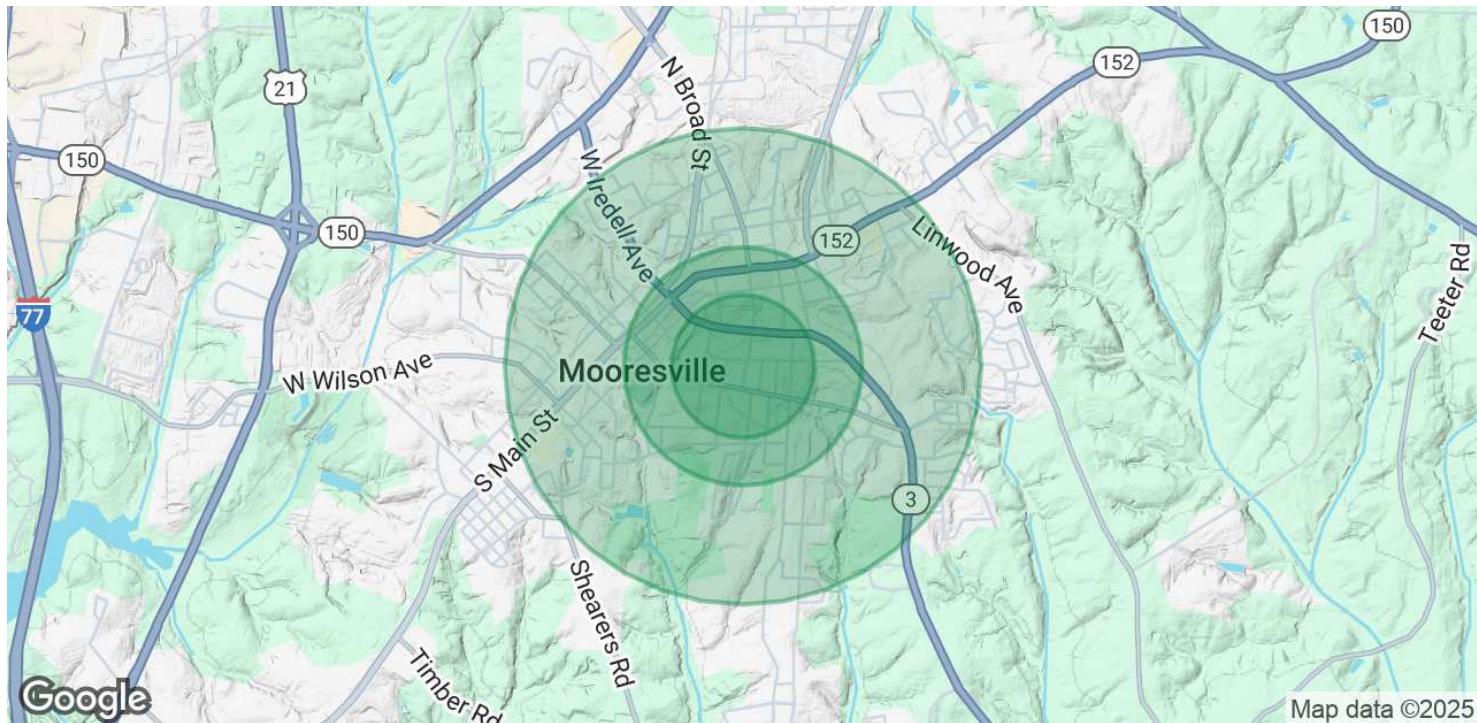
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DEMOGRAPHICS MAP & REPORT | 6



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	821	1,840	7,929
Average Age	40	40	39
Average Age (Male)	38	38	37
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	309	692	3,004
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$94,471	\$95,037	\$94,386
Average House Value	\$305,998	\$308,517	\$306,233

Demographics data derived from AlphaMap