



OFFICE, MEDICAL, RETAIL SPACE | **FOR LEASE**

317 ALCOVE ROAD | MOORESVILLE

Prime office/medical/retail space for lease in a modern 2017-built property, perfectly positioned off I-77 between Davidson and Mooresville's rapidly growing towns. Enjoy high visibility, ample parking, and a thriving location ideal for medical professionals seeking convenience and accessibility.

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MECA
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PROPERTY INFORMATION

SF - ± 3,150 SF

FEATURES:

- Building right along I-77 with a traffic count of 82,000 VPD
- Year built 2017
- Two-story space with abundant natural light
- Ample parking
- In a new development with 180 apartment units, a K-12 charter school with over 1500 children, and several retail businesses nearby

AVAILABILITY: Immediate

DELIVERY CONDITION: Cold dark shell with Tenant Improvement Allowance

LEASE RATE: Call Broker

DEMOS	1 MILE	3 MILES	5 MILES
Population (2024)	3,075	29,226	95,960
Households (2024)	1,422	12,102	38,623
Population Growth (2024-2029)	3.00%	2.40%	2.20%
Avg. HH Income	\$156,873	\$134,373	\$143,860
Median HH Income	\$107,032	\$101,531	\$101,857



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NOTE:

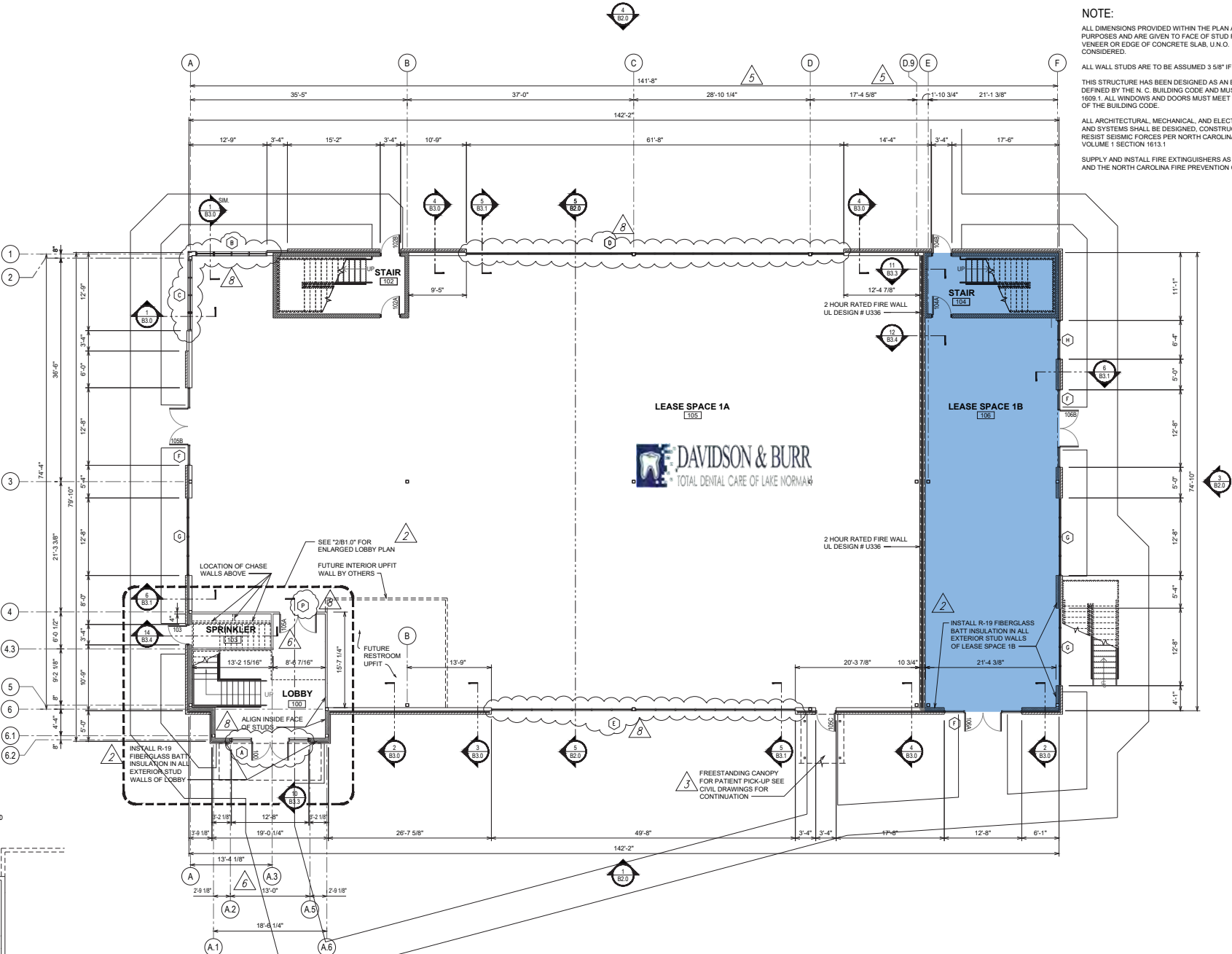
ALL DIMENSIONS PROVIDED WITHIN THE PLAN ARE FOR LAYOUT PURPOSES AND ARE GIVEN TO FACE OF STUD FRAMING, FACE OF VENEER OR EDGE OF CONCRETE SLAB, U.N.O. NO WALL FINISHES ARE CONSIDERED.

ALL WALL STUDS ARE TO BE ASSUMED 3 5/8" IF NOT NOTED OTHERWISE

THIS STRUCTURE HAS BEEN DESIGNED AS AN ENCLOSED BUILDING AS DEFINED BY THE N. C. BUILDING CODE AND MUST COMPLY WITH SECT. 1609.1. ALL WINDOWS AND DOORS MUST MEET WIND LOAD PROVISIONS OF THE BUILDING CODE.

ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL COMPONENTS AND SYSTEMS SHALL BE DESIGNED, CONSTRUCTED, AND ATTACHED TO RESIST SEISMIC FORCES PER NORTH CAROLINA STATE BUILDING CODE VOLUME 1 SECTION 1613.1

SUPPLY AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY NFPA 10 AND THE NORTH CAROLINA FIRE PREVENTION CODE, SECTION 906.



*SPRINKLER ROOM WALLS SHALL BE 1 HOUR FIRE RATED (SHOWN SHADED). USE UL FIRE-RESISTANT ASSEMBLY U419. SEE "16/B3.5"

RATED WALLS SHALL EXTEND TO RATED CEILING ASSEMBLY SEE "14/B3.4" & "16/B3.4"

*INFILL AREA BETWEEN BOTTOM OF STAIR STRINGER AND FINISH FLOOR WITH 3-5/8" METAL STUDS @ 16" O.C. COVER STUDS WITH 5/8" G.W.B. ON LOBBY SIDE ONLY.

1 FIRST FLOOR PLAN
B1.0 SCALE: 1/8" = 1'-0"
NORTH

