



FOR LEASE

FREESTANDING 2ND GEN RESTAURANT

116 Bridgewater Lane
Mooreville, NC

- 3,460 SF freestanding former Arby's (2nd generation restaurant) with full kitchen & existing infrastructure
- 0.86 AC outparcel with 107' frontage on Bridgewater Ln offering excellent visibility
- Signalized access in a high-traffic, highly car-friendly corridor
- 34 parking spaces (12.41/1,000 SF ratio)
- Built in 2006 – modern construction; single-tenant standalone ideal for brand presence

**FOR MORE INFORMATION
PLEASE CONTACT**

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**BVBELK
PROPERTIES**

REAL ESTATE ACQUISITION / MANAGEMENT / SALES / LEASING

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Location Overview

116 Bridgewater Lane | Mooresville, NC

- Minutes from major national retailers including Walmart, Target, Costco Wholesale, Lowe's, and Sam's Club
- Strong daytime population supported by surrounding retail, employment, and dense residential growth
- Immediate access to I-77, providing excellent regional connectivity and traffic flow
- Established quick-service, grocery, and national retail trade area driving consistent consumer traffic



Demographics

	1 Mile	3 Miles	5 Miles
 Population	6,642	67,550	179,194
 Median Age	38	37	37
 Employment	1,480	13,159	57,043
 Avg. HH Income	\$95,049	\$78,490	\$81,899
 Households	2,362	24,444	68,067