

For Sale

Investment/Redevelopment Opportunity



Brad Grow, SIOR
Partner
704.577.1835
brad.grow@6summitpartners.com



6 SUMMIT
PARTNERS

120 Gallery Center Drive
Mooresville, NC 28117

Summary:

- 2.54 acres with existing 7,956 SF Golden Corral Restaurant
- Restaurant built in 2014
- Located off exit 36 (Highway 150) in Mooresville NC
- In-place annual income of \$319,847 with 4 years of remaining term
- Tenant plans to vacate at end of the lease term; 11/30/29
- Outstanding opportunity for investor or developer or owner/user when tenant vacates
- Zoned CC (Community Commercial) allowing variety of commercial uses including retail or hotel

Property Overview



Purchase Price:

- \$3,200,000

Golden Corral Lease Terms:

- Annual Rent \$319,847
- Lease Expiration - 11/30/2029
- Lease Type - NNN
- Roof & Structure - Tenant responsibility

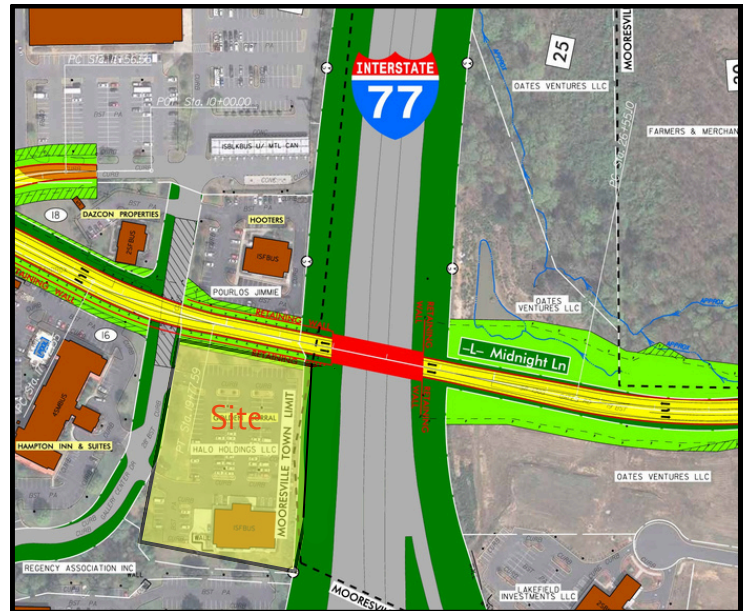
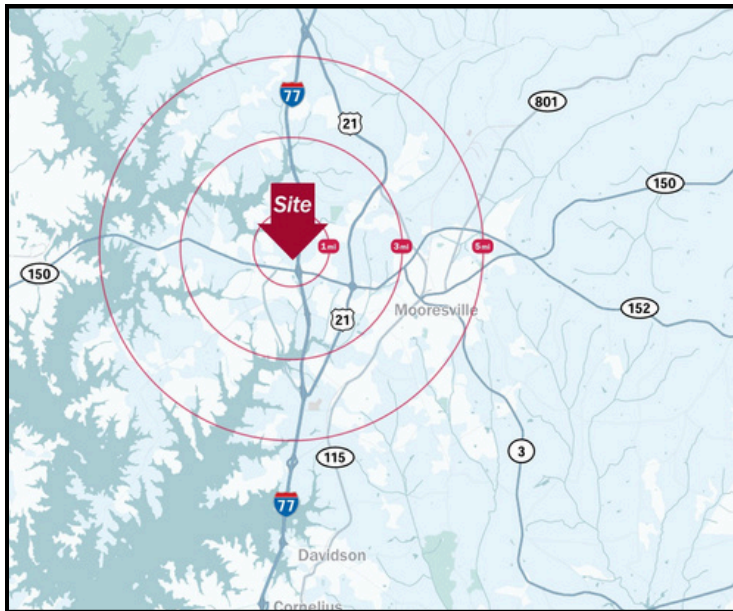


Location:

- Site is less than ¼ off I-77 offering highway visibility at one of north Charlotte's busiest intersections
- Surrounded by mix of retailers: Target, Sam's Club, Lowe's Home Improvement, Walmart, Best Buy & numerous others
- Over 10 hotels located within a ½ mile radius



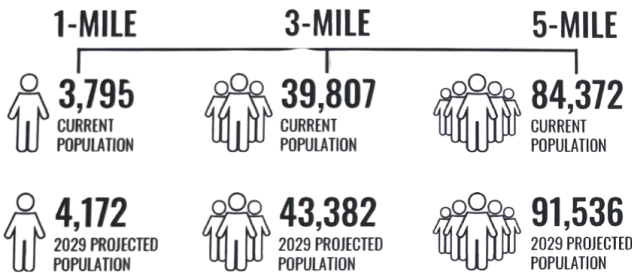
Location



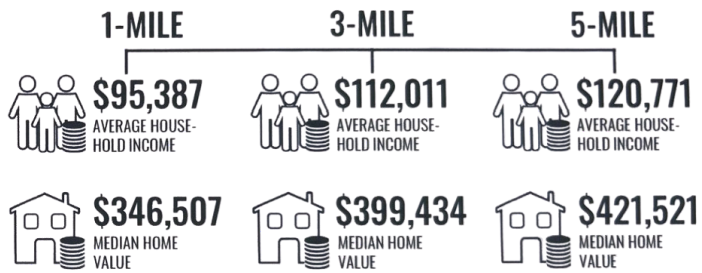
New I-77 bridge will access to the north of the site and provide additional ease of access and connectivity to numerous retail amenities. Bridge and road widening fully funded and projected to begin in 2029.

Demographics

POPULATION



HOUSEHOLDS & INCOME



Local Area



Traffic Count

	AADT
HWY 150	36,000 (2023)
I-77	64,500 (2023)



6 SUMMIT
PARTNERS

Brad Grow, SIOR
Partner
704.577.1835
brad.grow@6summitpartners.com