

MARATHEA PLAZA



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ABOUT THE PROPERTY

+/- 1,200 SF RETAIL SPACE FOR LEASE

- One retail suite available for lease at +/- 1,200 SF
- Building signage available
- Abundant parking
- Well located with direct visibility on Charlotte Highway
- Minutes to I-77 and Highway 150 / River Highway
- Easy access from surrounding densely populated residential communities
- Co-tenants include;
 - Papa John's Pizza
 - Jackson Hewitt Accountants
 - Petal Perfections Florist
 - Addictive Beauty Salon
 - I Bambini Italian Restaurant
 - Charlotte Pet Supplies





THE DETAILS

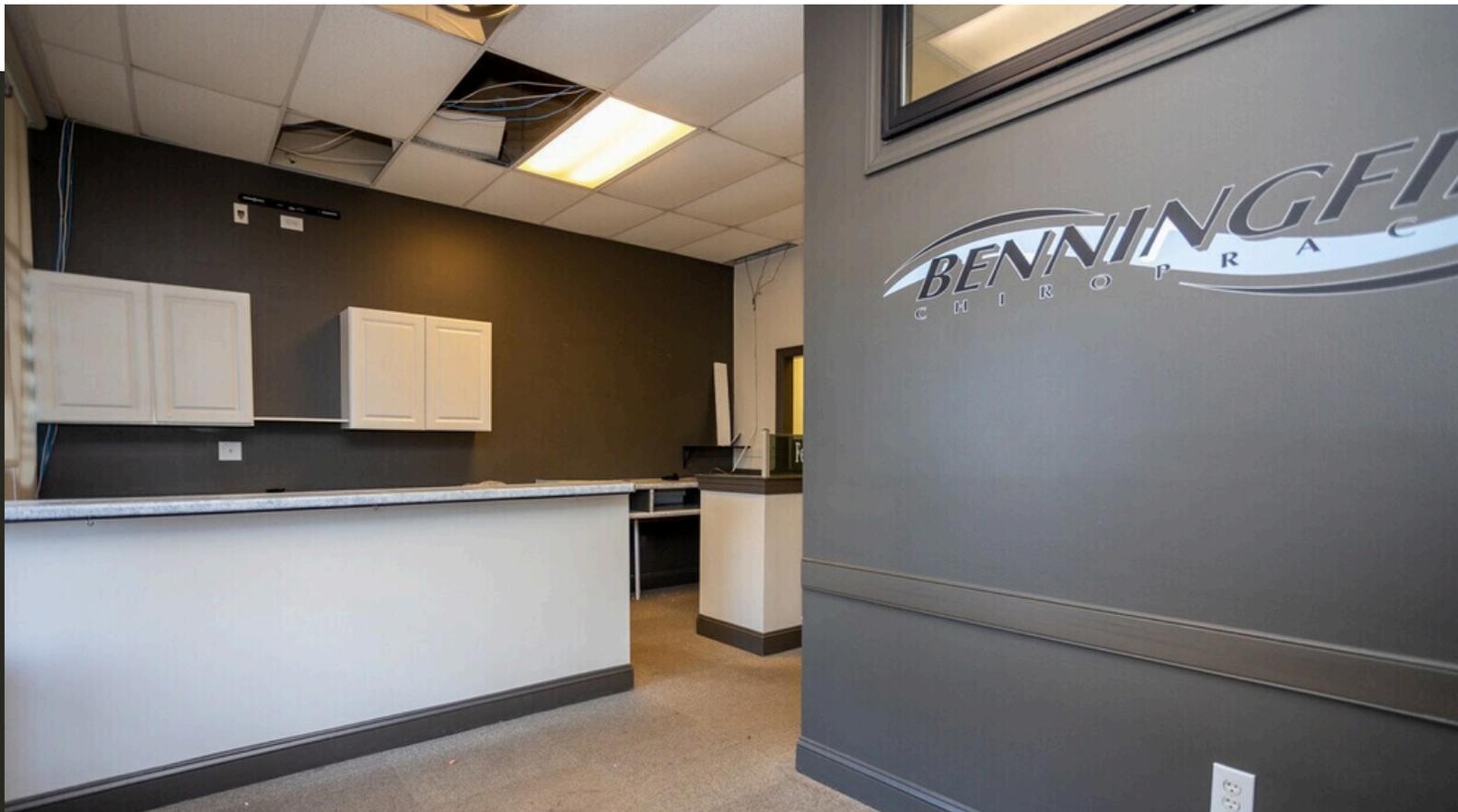
Location	2785 Charlotte Highway, Mooresville, NC Suite 23
County	Iredell
Lease Rate	\$23/SF
Lease Type	NNN (\$4.50)

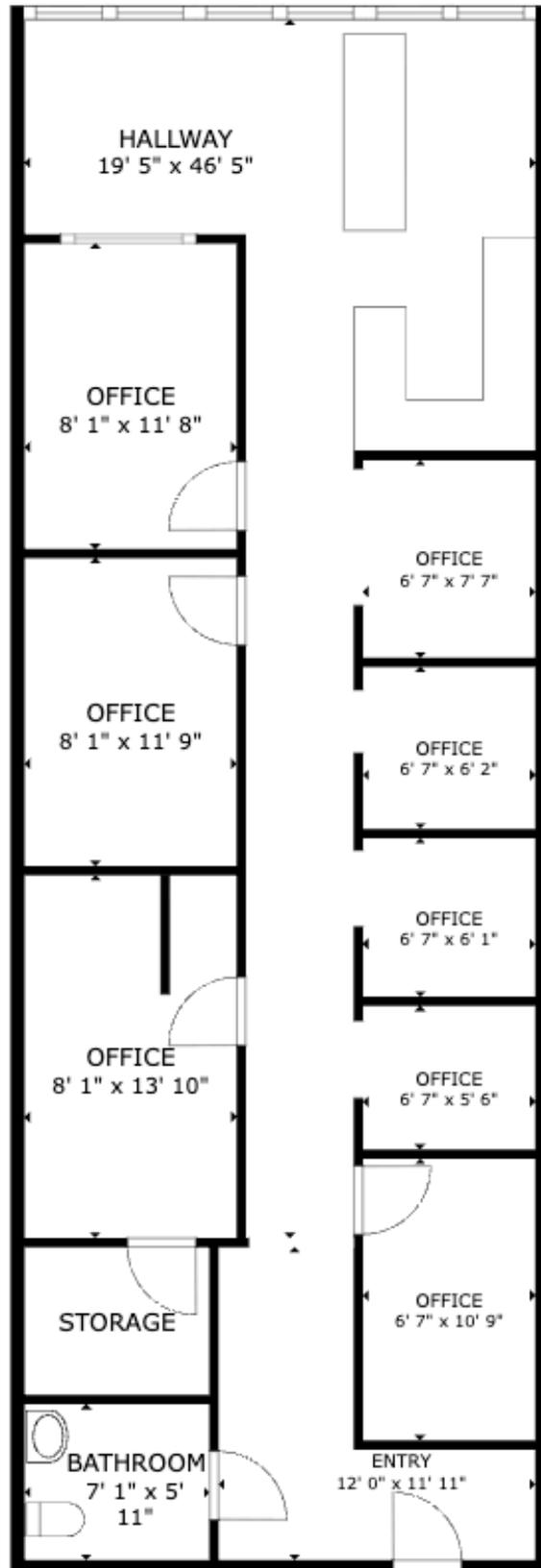
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PROPERTY FEATURES

Land Acres	4.57
Year Built	1998
Parking	166 Spaces
Traffic Count	20,000 AADT







FLOOR PLAN



ABOUT THE AREA

MOORESVILLE, NC

Located about 25 miles north of Charlotte, Mooresville offers convenient access to a major city while maintaining a smaller-town charm. Easy access to Interstate 77, which connects Mooresville to Charlotte and other regional hubs.

Known for its business-friendly environment, Mooresville is home to a variety of companies, including NASCAR teams, technology firms, and manufacturing businesses. Notable employers include Lowe's Companies Inc. (headquartered nearby in Mooresville), various NASCAR teams, and a range of local businesses.

The property's proximity to Lake Norman provides ample recreational activities such as boating, fishing, and watersports. Lake Norman's picturesque setting adds to the area's appeal, offering beautiful views and outdoor leisure options.

Mooresville is actively promoting mixed-use development, especially around growth nodes like Village Centers. Attracting residential, commercial, and light industrial development due to strategic location and amenities.

Mooresville has a rapidly growing population, which can drive demand for real estate and development. Known for its family-friendly atmosphere, good schools, and community events, Mooresville offers a high quality of life.

According to the NY Post, Mooresville is the fastest growing suburb in the U.S. Mooresville has seen a 27% increase in population over the last decade.

Factors that contribute to the growth of Mooresville include affordable housing compared to nearby Charlotte, attractive to families and professionals seeking suburban life, and strong local economy and job opportunities.

In response to such rapid population growth, Mooresville has had significant real estate development and new amenities. Continued growth is expected due to ongoing investments and desirability.

