

# Mooresville Retail Space



## ▶ Marathea Plaza

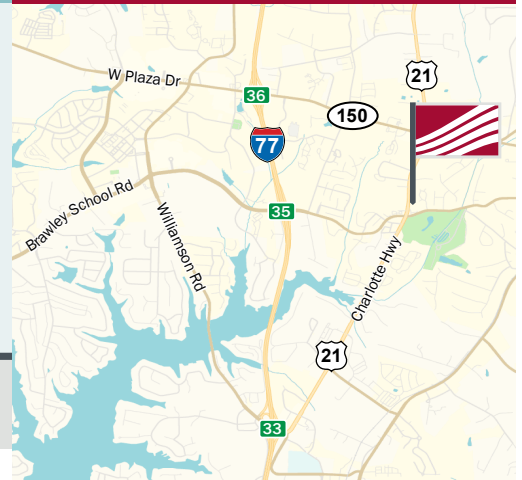
2785 Charlotte Hwy, Mooresville, NC 28117



### Retail Space

- 1,200 SF & 1,800 SF suites available for lease
- Building signage available
- Well located with great visibility from Charlotte Hwy and quick access to I-77
- Abundant parking
- Co-tenants include Papa John's and Jackson Hewitt

### For Lease



### Pricing

Call for Pricing

Demographics	1 mile	3 mile	5 mile
2022 Population	5,769	44,043	82,469
2020 - 2022 Growth Rate	.46%	1.49%	2.77%
2022 Avg. HH Income	\$88,240	\$106,995	\$118,300

### Traffic Count

### ADT

Charlotte Hwy/Hwy 21	19,000 (2021)
Brawley School Rd	20,000 (2021)

### ▶ Contact

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# Market Aerial

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2785 Charlotte Hwy, Mooresville, NC 28117



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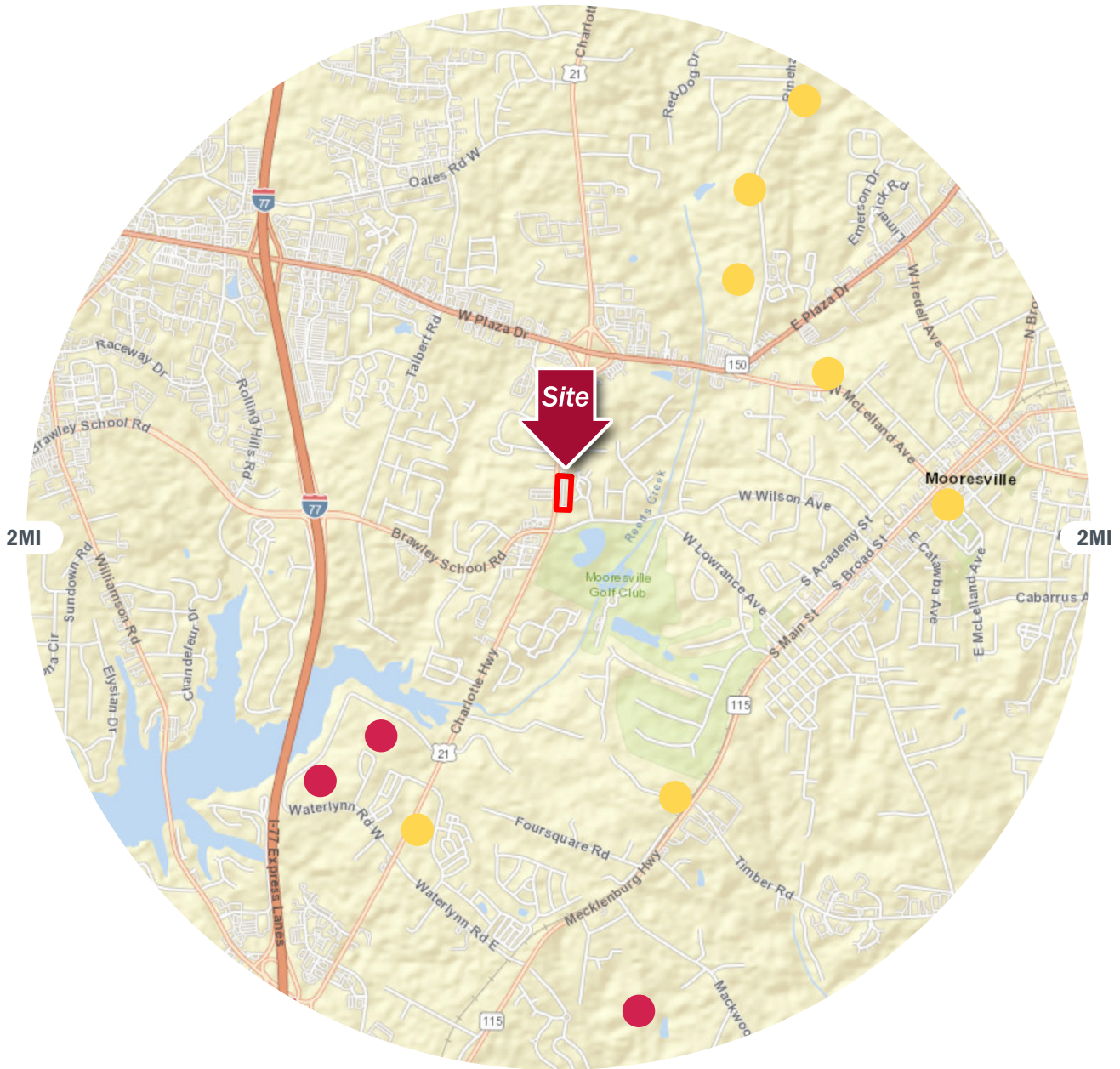
# ► Residential Activity

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## Subdivision Status

Source: Zonda 2023. Homes built prior to 2000 not shown.

- ACTIVE
- FUTURE



### Residential Activity - 2 miles

Existing Units *Source: Esri 2023	<b>8,607</b>
Units Under Development	<b>69</b>
Proposed Units	<b>1,192</b>
<b>Total</b>	<b>9,868</b>

# ► Availability

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## Available Suites

Suite 16	±1,200 SF	Available
Suite 4 & 5	±1,800 SF	Available

For complete property listings, visit [www.mpvre.com](http://www.mpvre.com).



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