

## 207 South Broad Street

MOORESVILLE, NC 28115

±2,500 SF OFFICE SPACE

FOR LEASE



±2,500 SF opportunity in downtown Mooresville. Well-capitalized landlords will entertain a variety of custom upfit/extensive renovation option in securing long-term tenancy. The property features a large, attached 70+ spot surface parking lot in addition to 10 drive-up parking spots. It's located at a signalized intersection with ample visibility near several new developments.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Nick Gonzalez

E [Nick@LTPcommercial.com](mailto:Nick@LTPcommercial.com)  
M 336.448.2833  
P 336.724.1715



Sarah Beth Ruffin

E [SarahBeth@LTPcommercial.com](mailto:SarahBeth@LTPcommercial.com)  
M 336.480.7070  
P 336.724.1715

## 207 South Broad Street

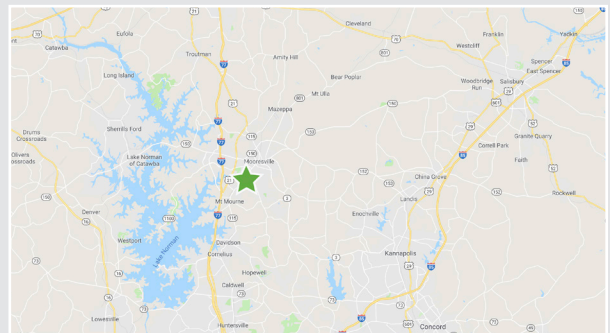
MOORESVILLE, NC 28115

±2,500 SF OFFICE SPACE

FOR LEASE



- 2,500 SF flexible, open office space
- Located in downtown Moorsville
- Ample parking available
- Monument signage and visibility to South Broad Street
- **Lease Rate: \$14.00psf, Modified Gross**

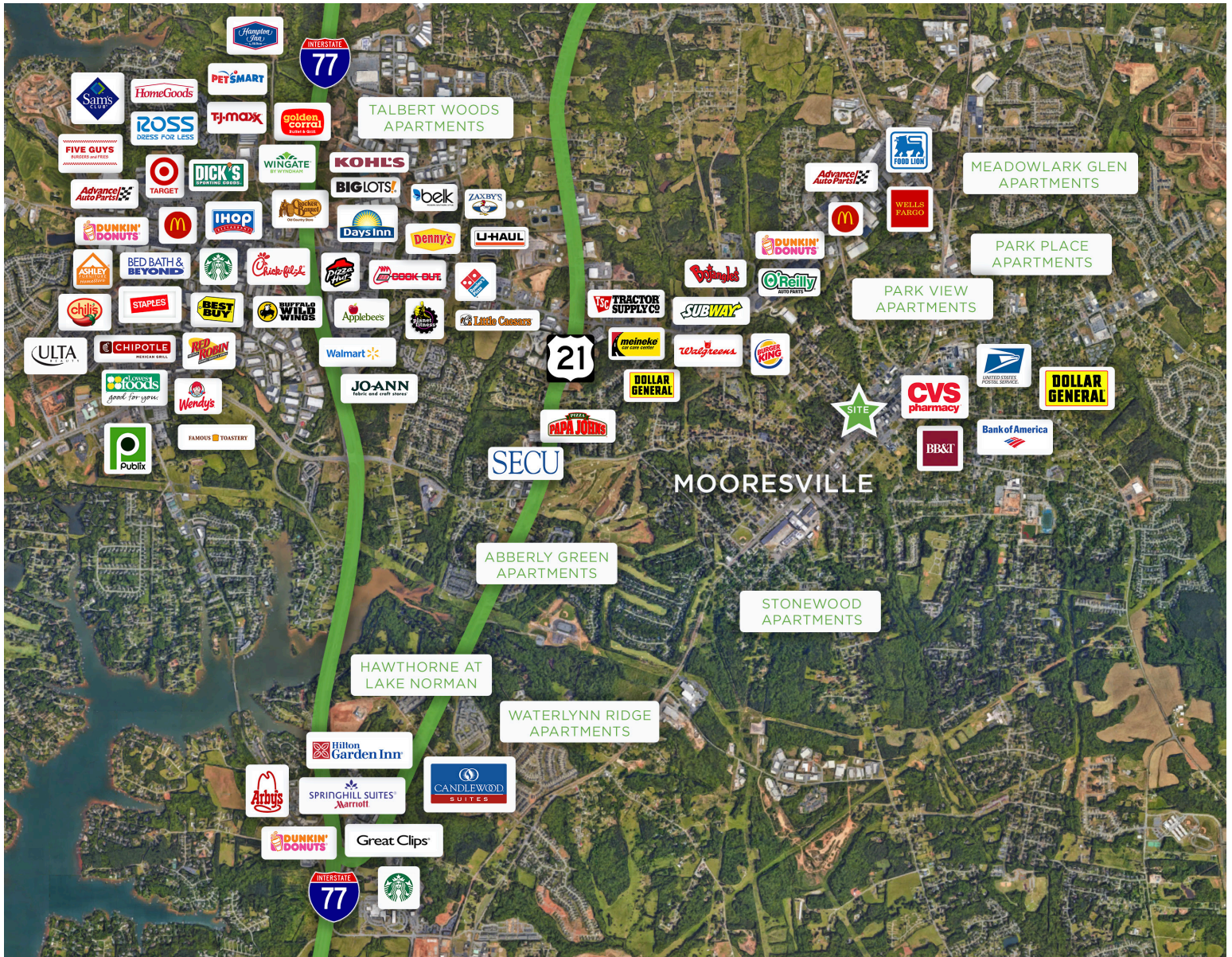


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2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,953	37,118	66,461
TOTAL HOUSEHOLDS	2,822	14,496	25,048
AVERAGE HOUSEHOLD INCOME	\$64,993	\$79,843	\$90,626

### PROPERTY DETAILS

Property Type	Office	Building SF ±	11,000	Office SF ±	2,500	# Buildings	1
Year Built	1978	Acres	0.69	# Floors	1	Parking	Ample

### UTILITIES

Heat	Central	Gas		Air	Central	Electric	
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### TAX INFORMATION

Zoning	CMX	Tax PIN	4667014688	Tax Map		Tax Block/Lot	
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### PRICING & TERMS

Lease Rate	\$14.00	Lease Type	Modified Gross	Terms	
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Comments	±2,500 SF opportunity in downtown Mooresville. Well-capitalized landlords will entertain a variety of custom upfit/extensive renovation option in securing long-term tenancy. The property features a large, attached 70+ spot surface parking lot in addition to 10 drive-up parking spots. It's located at a signalized intersection with ample visibility near several new developments.
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The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

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