

# 207 S. BROAD STREET

FOR LEASE | MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE



±1,750 SF OFFICE SPACE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	1,750
LEASE RATE	\$14.00, Modified Gross

## DESCRIPTION

±1,750 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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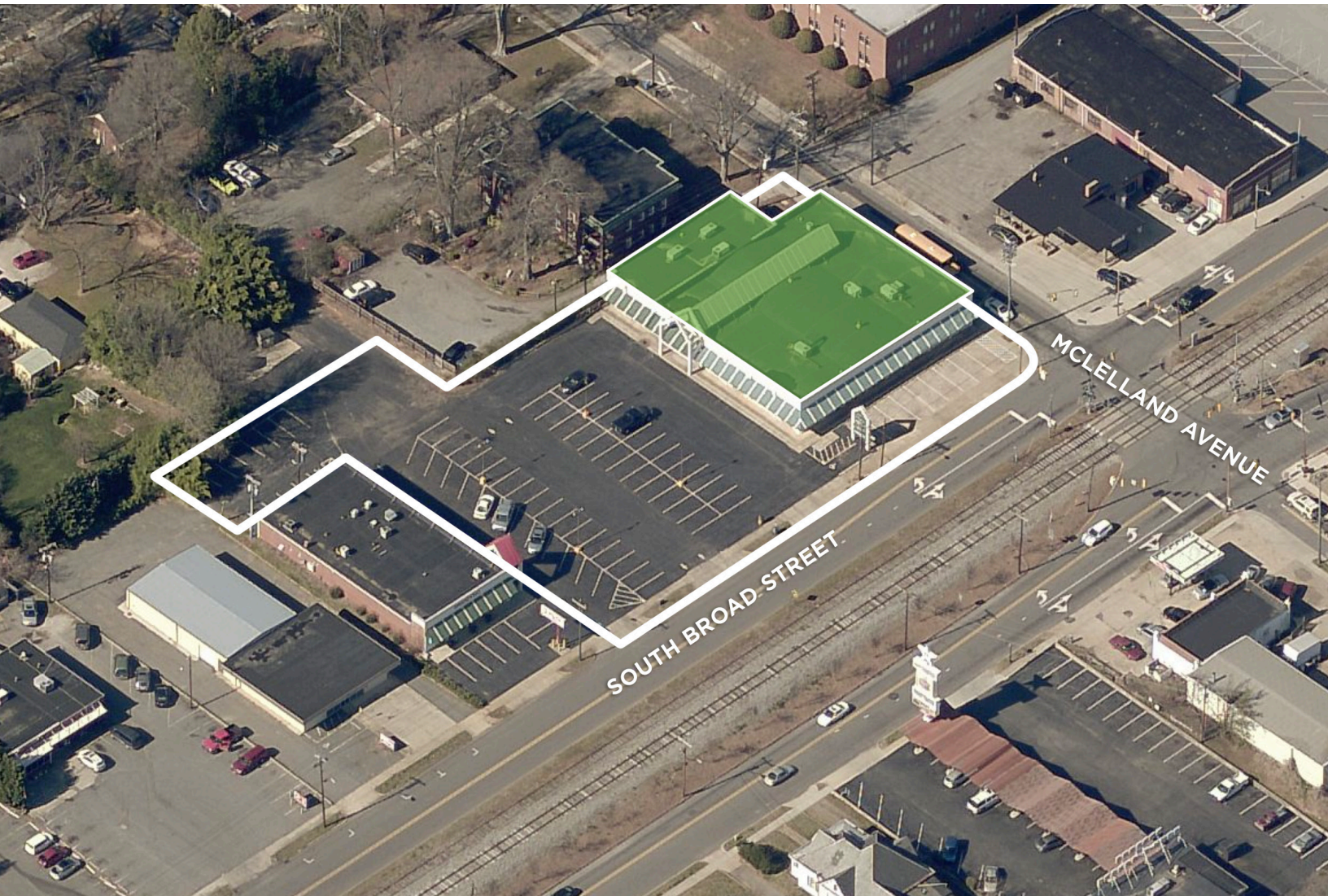
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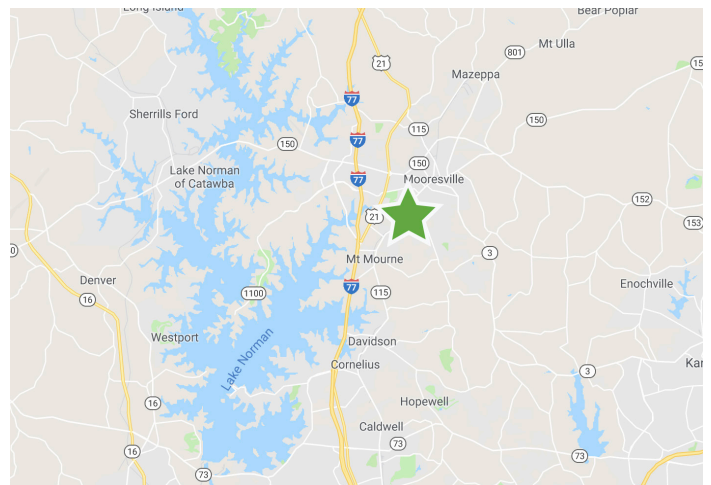
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## KEY FEATURES

- ±1,750 SF flexible office space
- Located in downtown Mooresville
- Ample parking available
- Monument signage and visibility to South Broad Street
- **Lease Rate: \$14.00 psf, Modified Gross**



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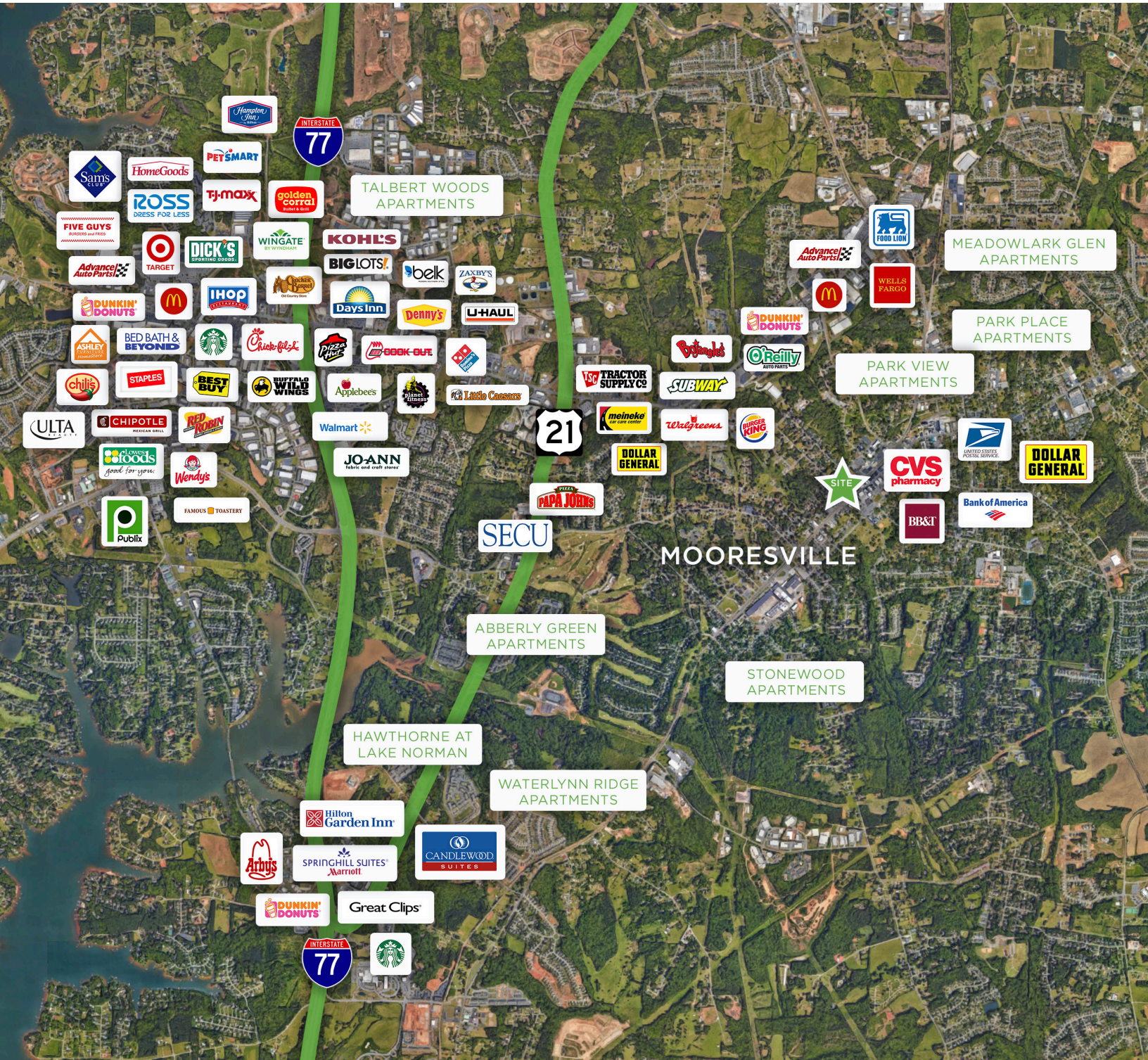
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2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,953	37,118	66,461
TOTAL HOUSEHOLDS	2,822	14,496	25,048
AVERAGE HOUSEHOLD INCOME	\$64,993	\$79,843	\$90,626

## PROPERTY INFORMATION

PROPERTY TYPE	Office	YEAR BUILT	1978
AVAILABLE SF ±	1,750	FLOORS	1
BUILDING SF ±	11,000	PARKING	Ample
ACRES	0.69	ZONING	CMX

## PRICING & TERMS

LEASE RATE	\$14.00	LEASE TYPE	Modified Gross
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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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