

207 S. BROAD STREET

FOR LEASE | MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE



±750 SF OFFICE SPACE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	750
LEASE RATE	\$900/Month, Full Service

DESCRIPTION

±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.



KATIE MEALKA

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

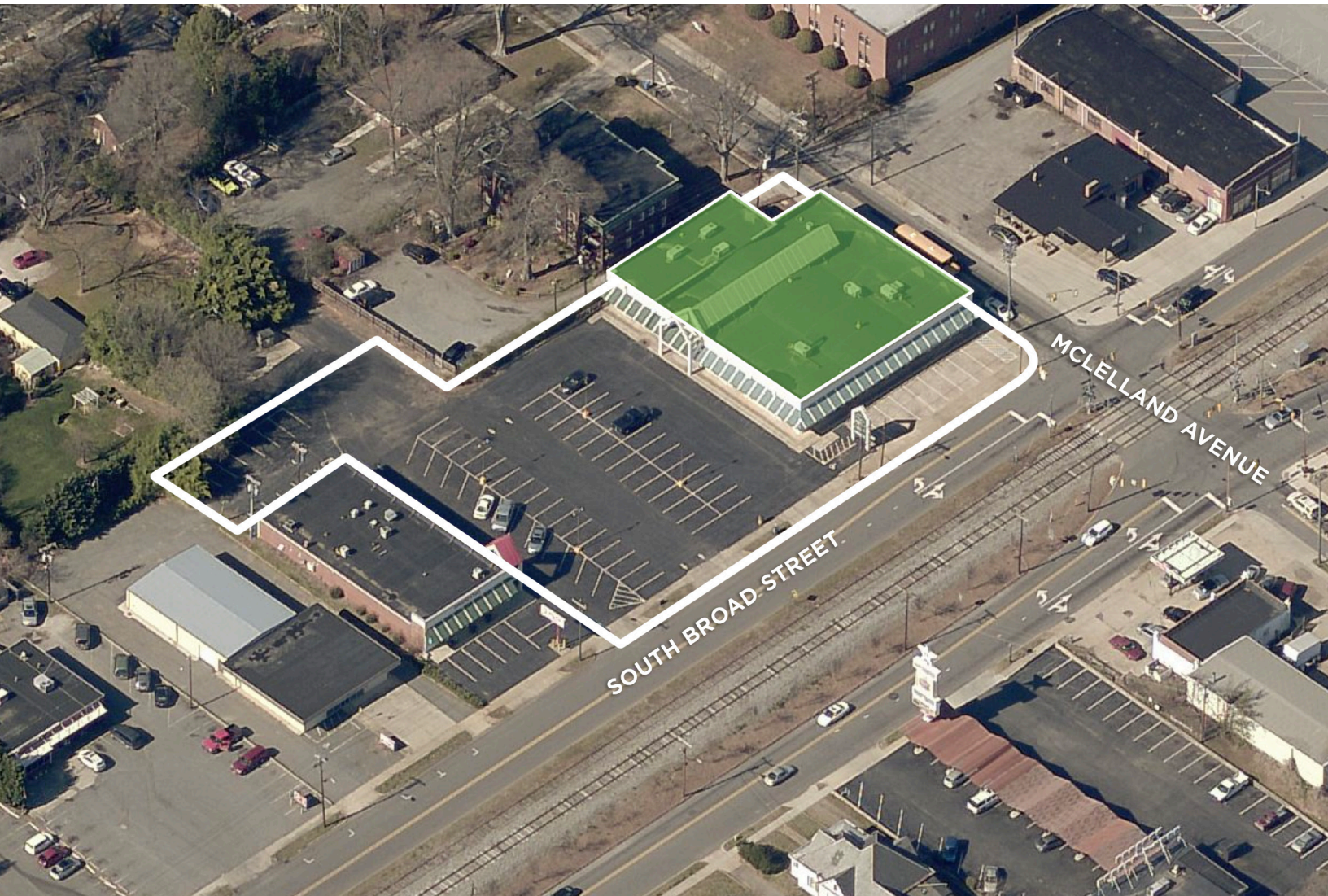
P 336.724.1715

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KEY FEATURES

- ±750 SF flexible office space
- Located in downtown Mooresville
- Ample parking available
- Monument signage and visibility to South Broad Street
- \$900/Month, Full Service



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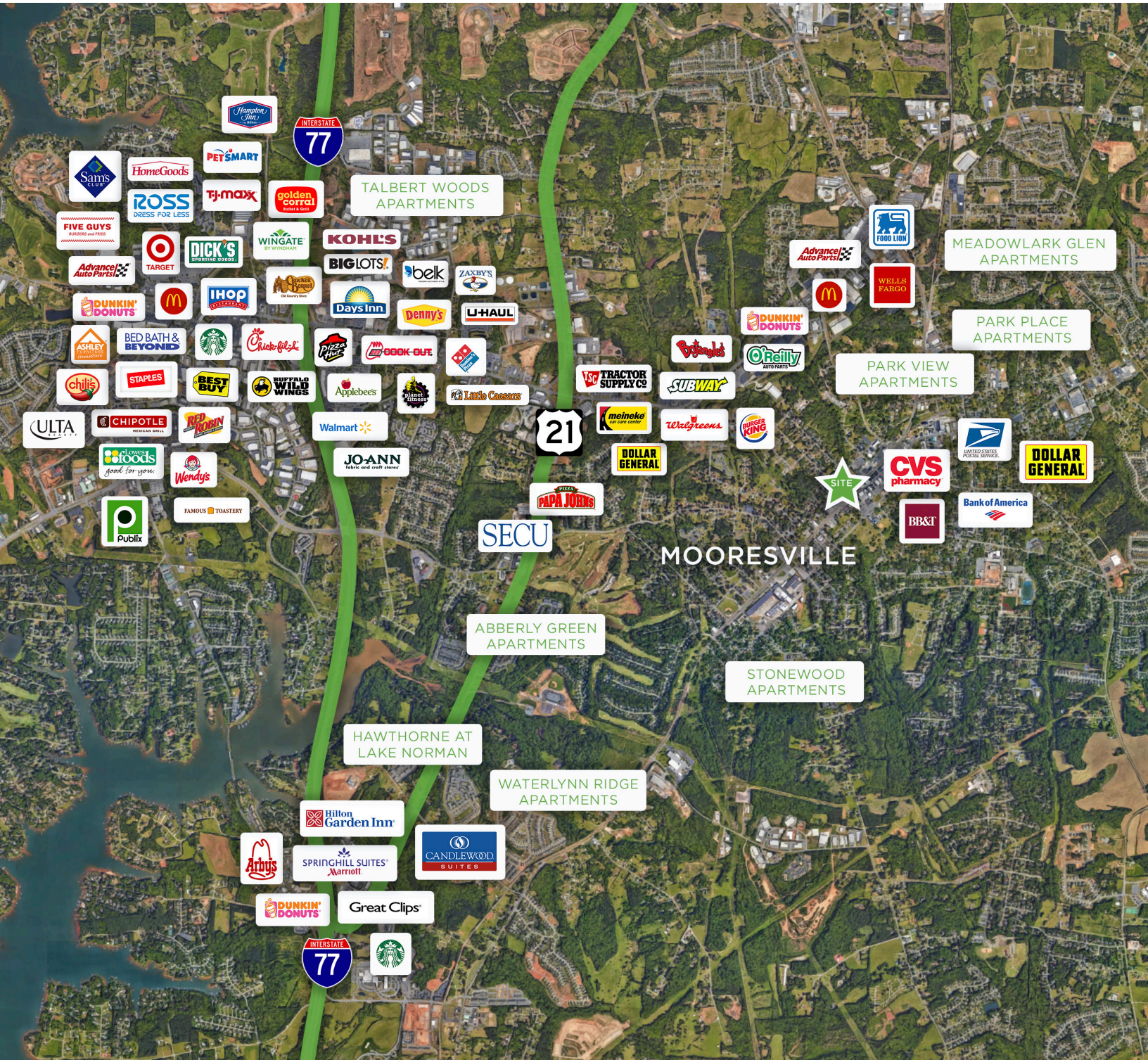
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2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,858	39,809	72,145
TOTAL HOUSEHOLDS	2,866	15,481	28,093
AVERAGE HOUSEHOLD INCOME	\$87,538	\$97,936	\$112,849

PROPERTY INFORMATION

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

PRICING & TERMS

LEASE RATE	\$900/Month	LEASE TYPE	Full Service
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