

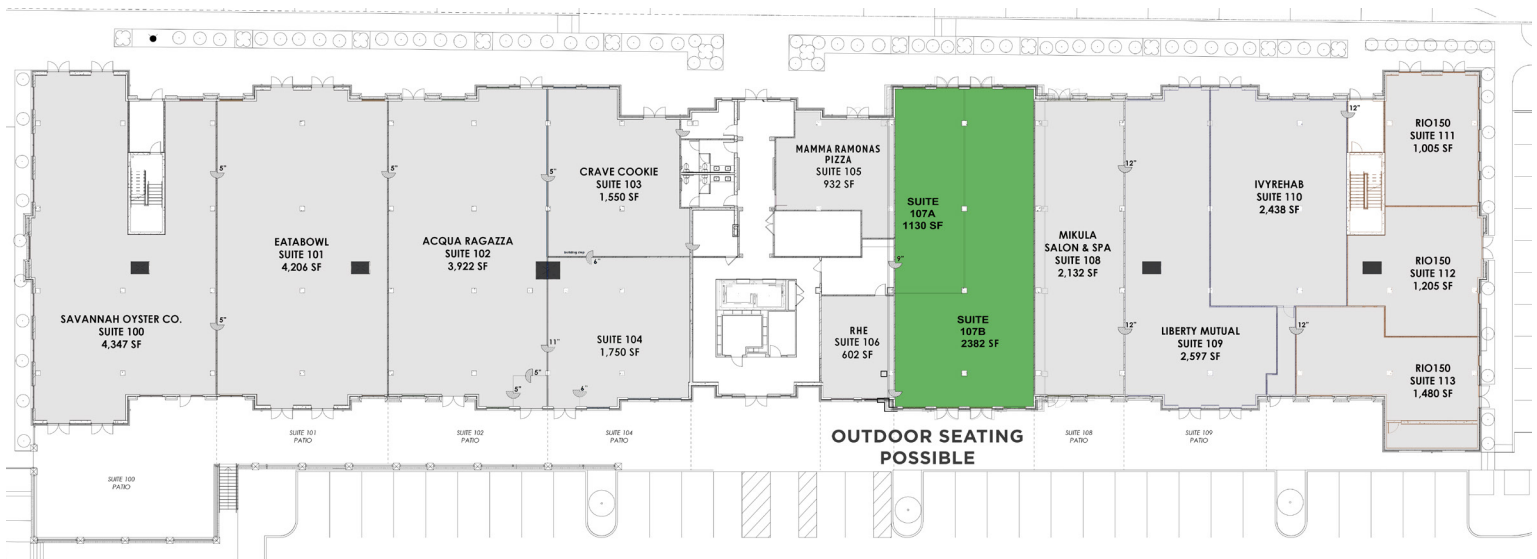
# 201 N. CHURCH STREET

FOR LEASE | MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE

COMMERCIAL UNITS AVAILABLE IN MILL ONE (90-UNIT APARTMENT COMPLEX)



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## SUITE 107

PROPERTY TYPE	Retail
AVAILABLE SF ±	1,130-3,554 SF
LEASE RATE	\$29.00 psf, NNN

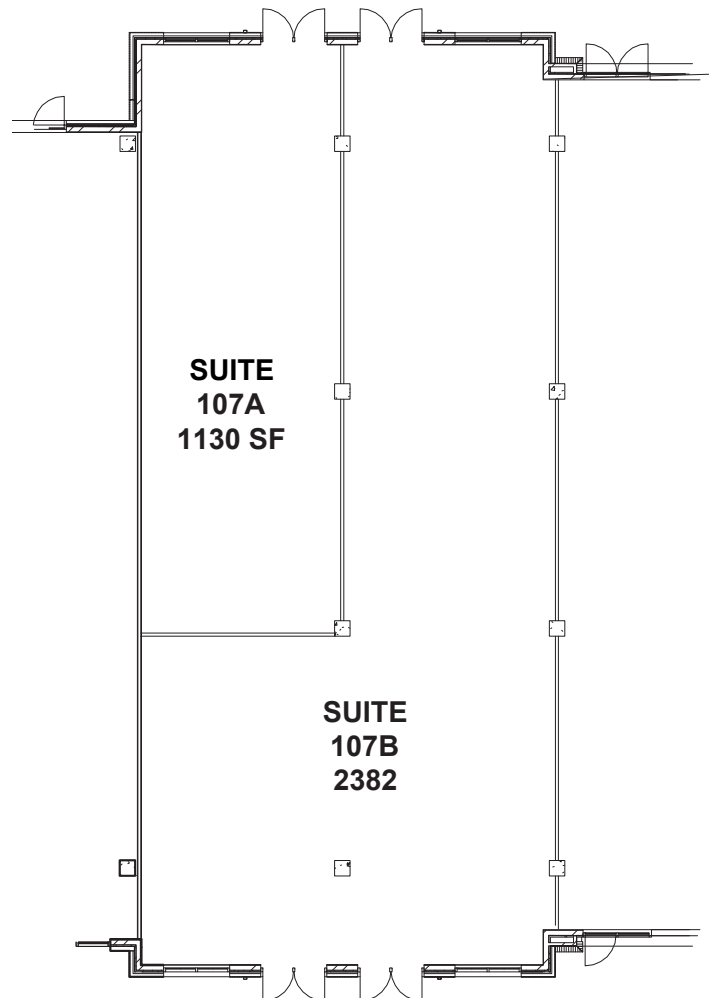
## DESCRIPTION

Fantastic retail opportunity in downtown Mooresville! Suite 107 is ±3,554 SF and is in shell condition, making it customizable to fit a business' needs and specific style. Perfect for a coffee shop, café, or restaurant. Outdoor seating overlooking Liberty Park is possible. Located under Mill One's 90 unit luxury apartments and near other great restaurants and retailers. Landlord to provide \$40/psf in TIA with acceptable lease terms.

Yr 1: \$29.00 | Yr 2: \$32.50 | Yr 3: \$35.00 | 3% Increases Thereafter



POTENTIAL RENDERINGS



ALTERNATE LAYOUT OPTION

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## LIBERTY PARK - ADJACENT TO MILL ONE



## MOORESVILLE, NORTH CAROLINA

- ● ● **#1 FASTEST GROWING CITY IN NORTH CAROLINA**  
*GOBankingRates, 2023*

- ● ● **#2 FASTEST NC COUNTY POPULATION GROWTH**  
*Charlotte Business Journal, 2023*

- ● ● **#1 LOWEST TAX RATE IN CHARLOTTE REGION**  
*NC Department of Commerce, 2023*

- ● ● **#2 FASTEST GROWING RETAIL SECTOR IN NC**  
*NC Department of Commerce, 2023*

- ● ● **#1 COUNTY FOR ECONOMIC GROWTH**  
*(CHARLOTTE METRO)*  
*Charlotte Business Journal, 2023*

- ● ● **#14 BEST COUNTIES TO LIVE IN NC**  
*Niche 2023*

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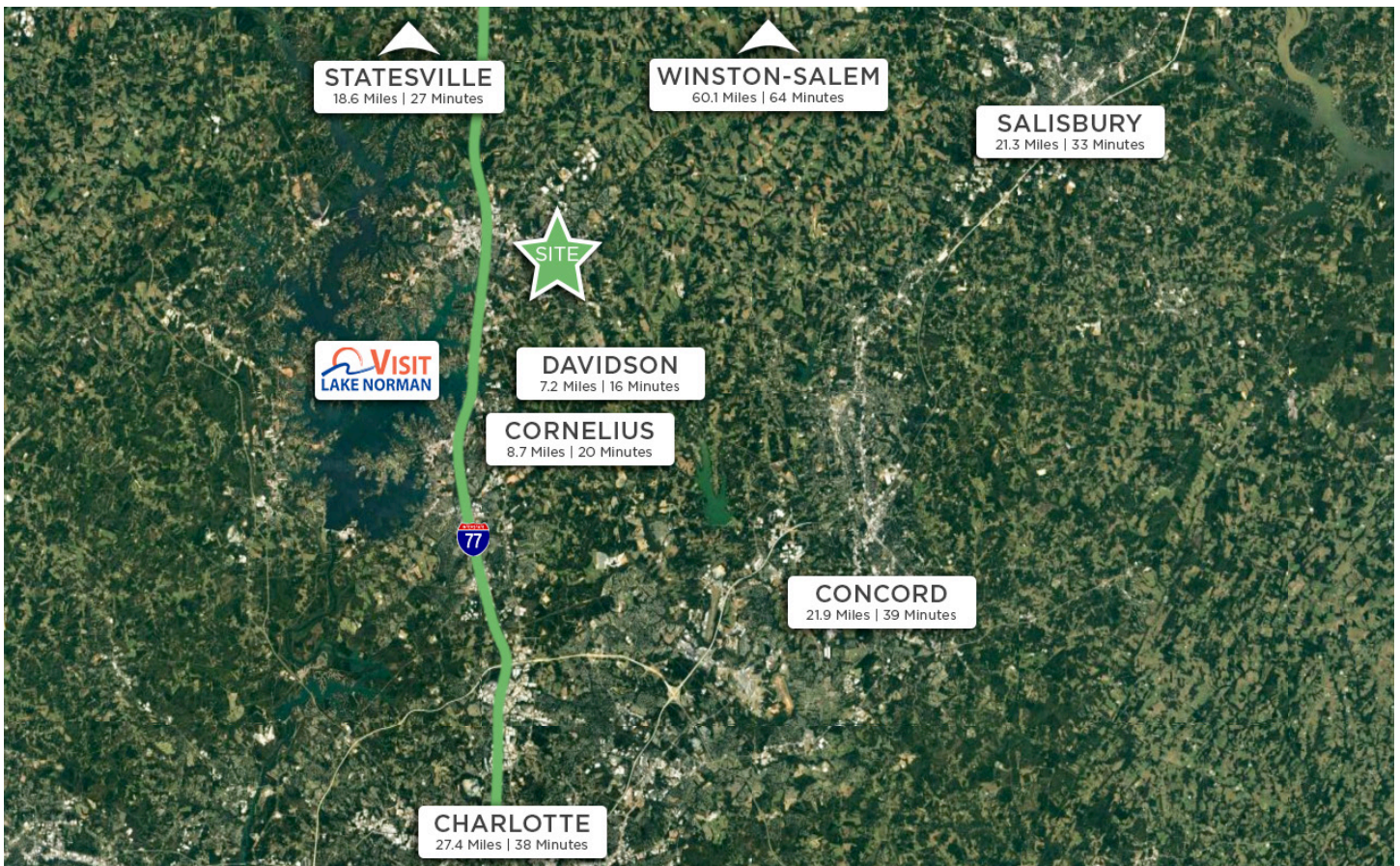
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## MOORESVILLE, NORTH CAROLINA

Mooreville is located in the southwestern section of Iredell County, North Carolina, and is a part of the fast-growing Charlotte metropolitan area. The city is the most populous municipality in Iredell County. It is located approximately 25 miles north of Charlotte. Mooreville is the corporate headquarters of Lowe's Companies, Inc., one of the largest home improvement retailers in the world. Lowe's has a significant presence in the town, employing thousands of residents and contributing to the local economy. Mooreville is also known as the home of many NASCAR racing teams and drivers, along with an IndyCar team and its drivers, as well as racing technology suppliers. Mooreville is situated on the shores of Lake Norman, a large man-made lake created by the construction of the Cowans Ford Dam on the Catawba River. Lake Norman offers various recreational activities, including boating, fishing, and water sports, and it attracts many visitors and residents who enjoy its scenic beauty.



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