

627 GUM STREET

FOR SALE | MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE

UNIQUE INVESTMENT OPPORTUNITY IN MOORESVILLE - NORTH CAROLINA'S FASTEST GROWING CITY



PROPERTY HIGHLIGHTS

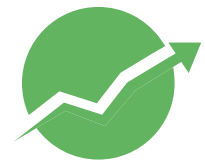
PROPERTY TYPE	Special-Use Retail
ACRES ±	0.92
SALE PRICE	\$1,266,600
CAP RATE	9.00%
NOI	\$114,000

DESCRIPTION

Unique investment opportunity in Mooresville, North Carolina's fastest growing city. Special-use property currently under a NNN 10-year lease to a funeral home operator with a long history in the market. High barrier to entry on a unique property in an amazing location!



Total Population
54,578



8 Year Population Growth
43.24%



Average Household Income
\$101,643



Location
**CHARLOTTE
MSA**

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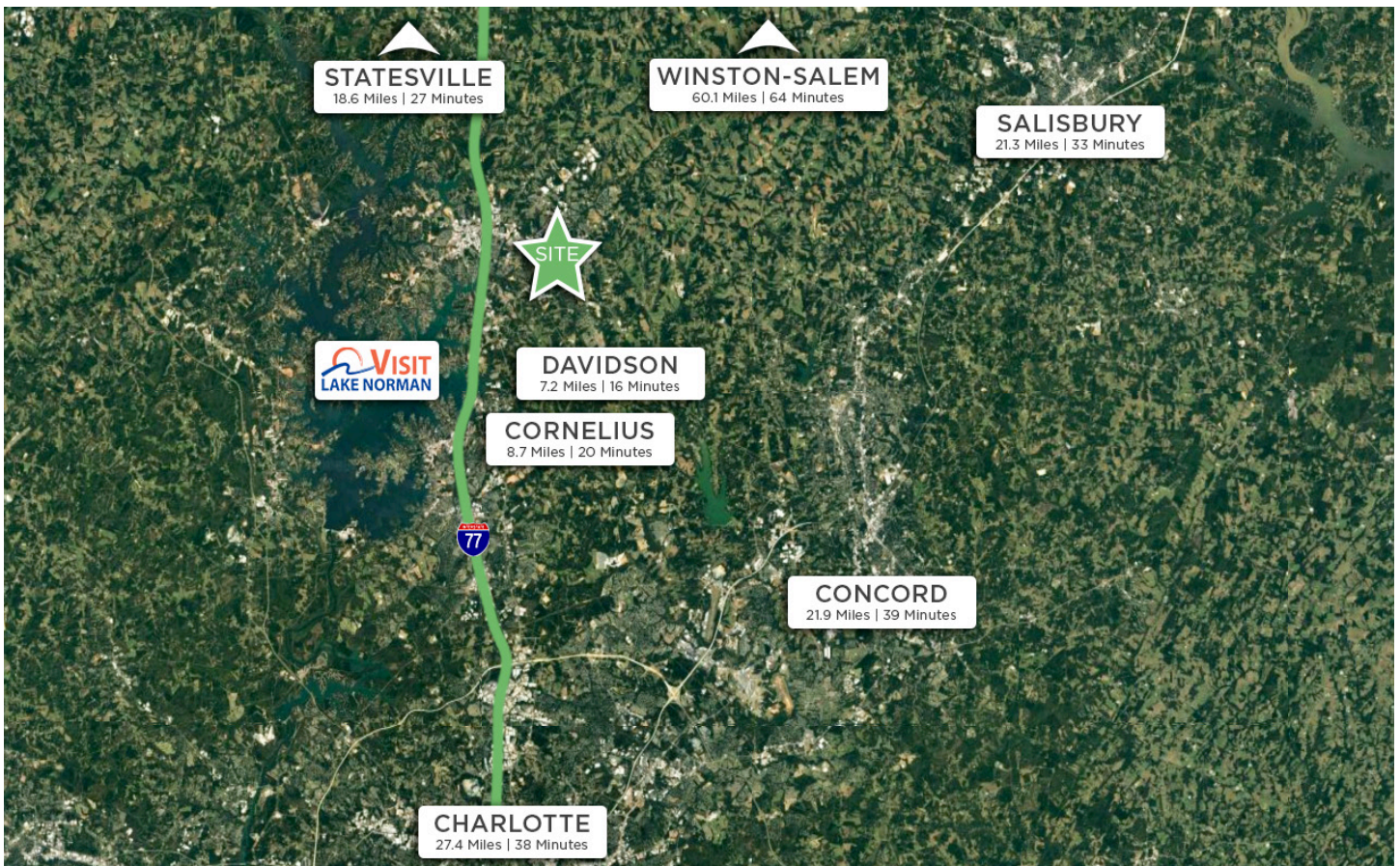
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MOORESVILLE, NORTH CAROLINA

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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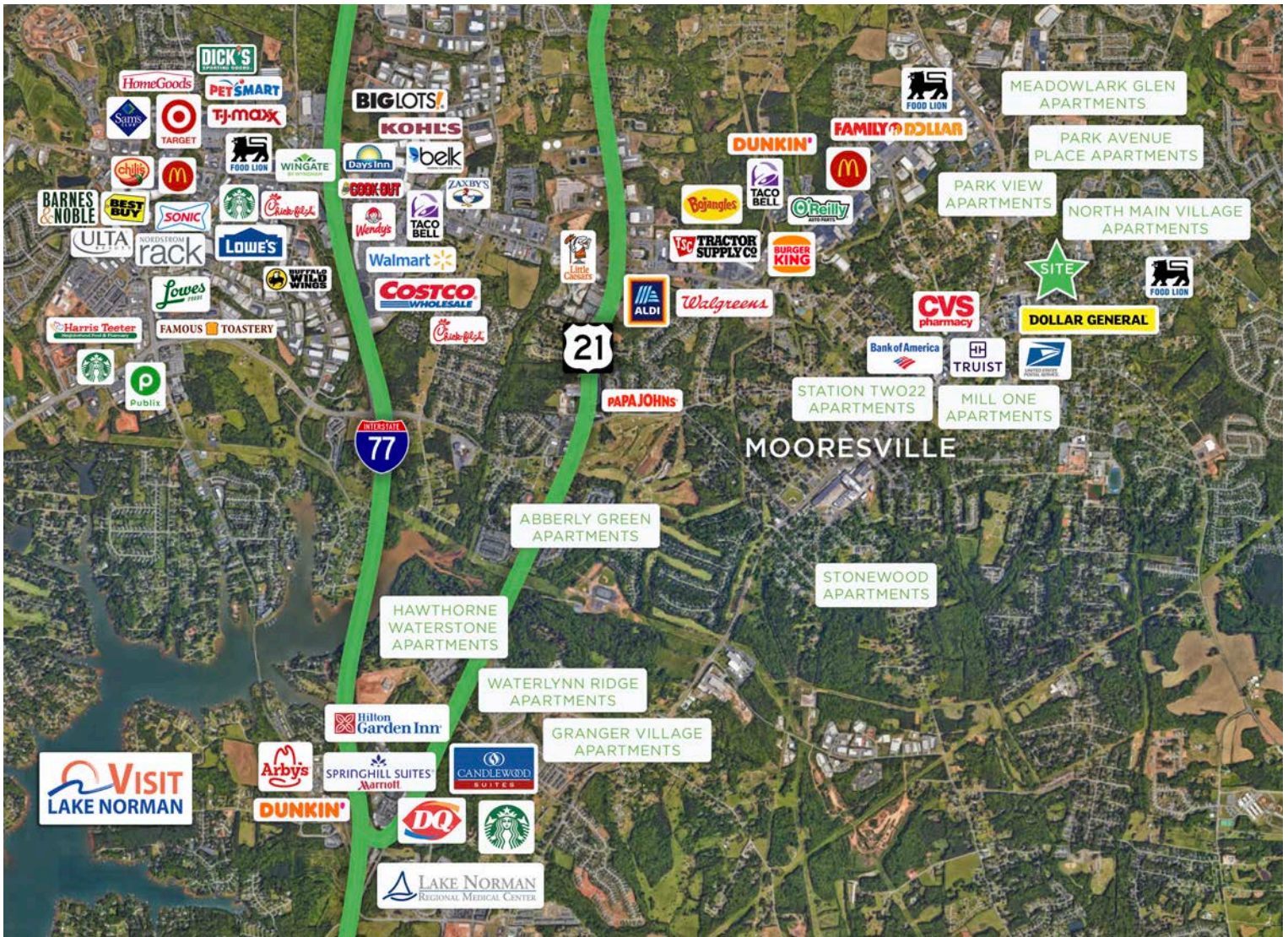
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MOORESVILLE, NORTH CAROLINA

- **#1 FASTEST GROWING CITY IN NORTH CAROLINA**
GOBankingRates, 2023
- **#1 LOWEST TAX RATE IN CHARLOTTE REGION**
NC Department of Commerce, 2023
- **#1 COUNTY FOR ECONOMIC GROWTH**
(CHARLOTTE METRO)
Charlotte Business Journal, 2023
- **#2 FASTEST NC COUNTY POPULATION GROWTH**
Charlotte Business Journal, 2023
- **#2 FASTEST GROWING RETAIL SECTOR IN NC**
NC Department of Commerce, 2023
- **#14 BEST COUNTIES TO LIVE IN NC**
Niche 2023

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DOWNTOWN MOORESVILLE

PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Funeral Home
ACRES ±	0.92	BUILDING SF	8,157
YEAR BUILT	1913	RESTROOMS	2
# FLOORS	1	ROOF TYPE	Shingle

NNN - Tenant responsible for taxes, insurance, repairs. LL responsible for roof and structure

PRICING & TERMS

SALE PRICE	\$1,266,600	CAP RATE	9.00%
NOI	\$114,000		

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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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