

627 GUM STREET

FUNERAL HOME PROPERTY **FOR SALE / LEASE****PROPERTY DESCRIPTION**

For sale or lease in Mooresville- North Carolina's fastest growing city! Special-use property, formerly most recently used as a funeral home. Ample parking, $\pm 8,157$ SF with a 6-car garage. Collaborative ownership group and attractive price point.

OFFERING SUMMARY

Sale Price	\$1,100,000
Lease Rate	\$14.00 SF/yr (NNN)
Est. NNN Charges	$\pm \$3.67$ psf
Available SF	$\pm 8,157$
Lot Size	0.92 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,067	14,191	26,800
Total Population	8,240	36,921	69,533
Average HH Income	\$91,557	\$97,810	\$111,412

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Linville | Team Partners
COMMERCIAL REAL ESTATE

MOORESVILLE, NC

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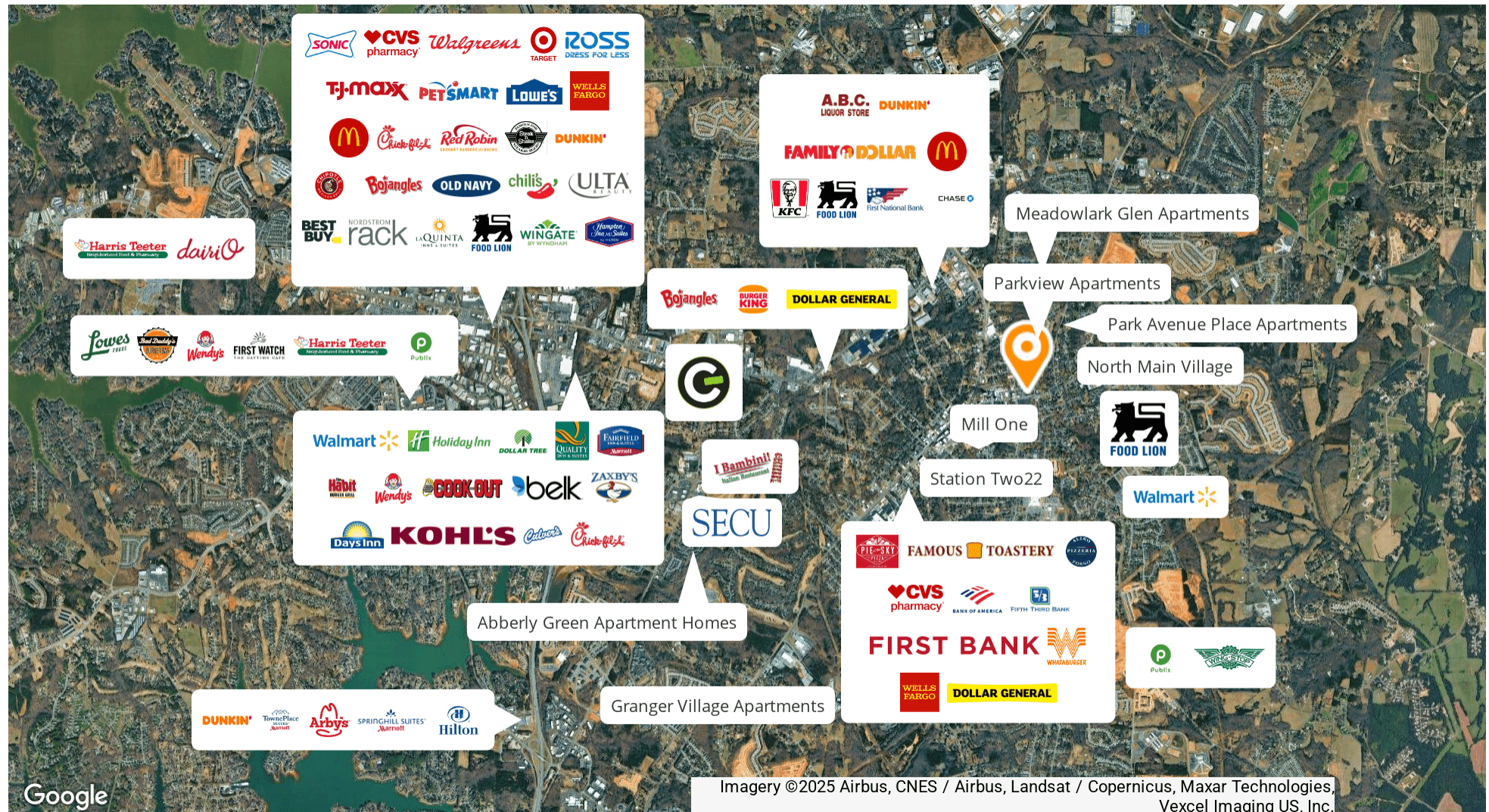
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MOORESVILLE, NORTH CAROLINA

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.

DEMOGRAPHICS

Total Population	54,578
8 Year Population Growth	43.24%
Average Household Income	\$101,643

AWARDS & RECOGNITIONS

- # 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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LOCATION INFORMATION

Street Address	627 Gum Street
City, State, Zip	Mooreville, NC 28115

PROPERTY INFORMATION

Property Type	Retail/Funeral Home
Lot Size	0.92 Acres
Building Size	±8,157 SF
Year Built	1913
Restrooms	2
Floors	1
Roof	Shingle



SALE PRICE: \$1,100,000
LEASE RATE: \$14.00 SF/YR
(NNN)

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