

# 151 S. BROAD STREET

FOR LEASE | MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	1,522
LEASE RATE	\$38.00, NNN

## DESCRIPTION

Fantastic retail lease opportunity in downtown Mooresville! This stand-alone building is ±1,522 SF and includes some surface parking. In a prime location, just off Main Street and surrounded by restaurants, bars, and retailers. Across the street from new Station Two22 luxury apartments. Ownership group seeks tenant they can work with in order to redevelop the property.



Total Population  
54,578



8 Year Population Growth  
43.24%



Average Household Income  
\$101,643



Household Type  
59.3% Owners  
40.7% Renters

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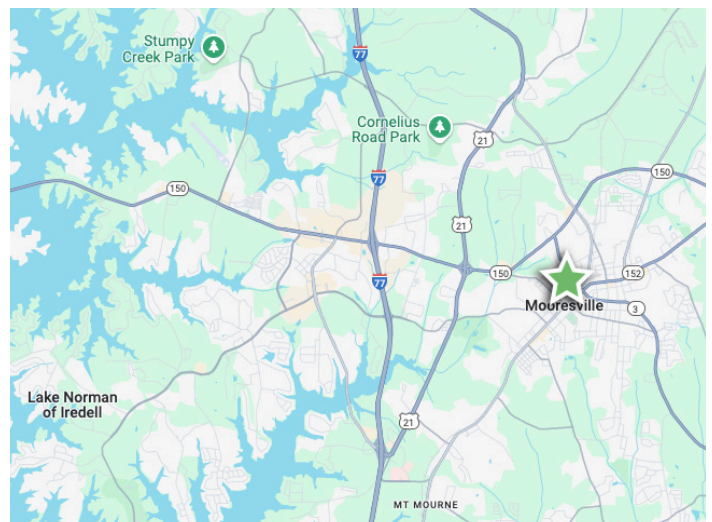
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## KEY FEATURES

- Retail lease opportunity in downtown Mooresville
- Includes some surface parking
- In a prime location, just off Main Street
- Surrounded by restaurants, bars, and retailers
- Across from new Station Two22 luxury apartments



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## MOORESVILLE, NORTH CAROLINA

Mooresville 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. Mooresville 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. Mooresville 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. Mooresville 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.



### PROPERTY INFORMATION

PROPERTY TYPE	Office	YEAR BUILT	1967
AVAILABLE SF ±	1,522	EXTERIOR	Masonry
ACRES	0.15	TAX PIN	4667-01-6738

### PRICING & TERMS

LEASE RATE	\$38.00	LEASE TYPE	NNN
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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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