

AVAILABLE SPACE FOR LEASE

RETAIL SPACE AVAILABLE



Traffic Count:

±33,000 VPD W. Plaza Dr.
±61,500 VPD I-77



JOIN THESE
TENANTS



SEPHORA
SHOE CARNIVAL

CONTACT US FOR PRICING

Kori Wing

0: 704-697-5582

kwing@metcapcre.com

BIGLOTS!

**KOHL'S
SEPHORA**

SHOE CARNIVAL

bek



W. Plaza Dr.
33,000 VPD



\$112,116
MED HH INCOME IN 10
MILE RADIUS

187,804
POPULATOIN IN A
10 MILE RADIUS

± 1,400 - 2,800 SF - RETAIL SPACE AVAILABLE - Spaces 6 & 7 can be combined.
Mooresville Festival is a +/-159,625 SF Kohl's anchored retail community center on 14.16 AC of Land



FOR LEASE

MOORESVILLE FESTIVAL - Mooresville, NC
Shopping Center Space for Lease

350-376 West Plaza Drive, Mooresville, NC

SURROUNDING RETAIL



FOR LEASE

SITE



TOTAL POPULATION - 10 Mile Radius
187,804 THOUSAND



I-77
61,500 VPD

150

EXIT 36



150



W. Plaza Dr.
33,000 VPD

150

W Plaza Dr

150



JOIN THESE TENANTS



BIG LOTS!
KOHL'S

SEPHORA
SHOE CARNIVAL

FOR LEASE

MOORESVILLE FESTIVAL - Mooresville, NC

Shopping Center Space for Lease

350-376 West Plaza Drive, Mooresville, NC

P. 3



SITE PLAN



TENANT ROSTER

SUITE #	TENANT	SIZE
	Big Lots	34,207 SF
	Kohl's	86,479 SF
1	Best Nails	1,600 SF
2	Tienda Maria (Latin Grocery Store)	1,600 SF
3	Paradise Pool & Spa	14,736 SF
4	AVAILABLE	1,400 SF
5	One Main Financial / Spring Leaf Financial	1,400 SF
6	AVAILABLE	1,400 SF
7	AVAILABLE	1,400 SF
8	Music & Arts Center	2,800 SF
9	Shoe Carnival	7,850 SF
10	Belk Kids	4,760 SF



DEMOGRAPHIC PROFILE

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Population	4,080	38,370	80,867	187,804
2028 Projected Population	4,715	43,433	93,323	217,440
Projected Annual Growth 2023 to 2028	635 - 3.1%	5,062 - 2.6%	12,456 - 3.1%	29,636 - 3.2%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Households	1,777	16,019	32,371	75,525
2028 Projected Households	2,056	18,227	37,554	87,669

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Median Household Income	\$67,711	\$88,004	\$100,480	\$112,116

BUSINESSES	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Total Businesses	837	2,917	4,375	9,377
2023 Estimated Total Employees	7,862	24,164	37,114	68,706



MAJOR EMPLOYERS IN IREDELL COUNTY, NC

Lowe's Companies Inc.	4,000
Iredell- Statesville Schools	2,900
Iredell Memorial Hospital	1,448
Iredell County	1,448
Lake Norman Regional Medical Center	775
Mooresville Graded School District	765
NGK Ceramics USA	700
Davis Regional Medical Center	500
Kewaunee Scientific Corporation	500
Doosan Infracore Portable Power	500

10 Mile Radius



\$112,116

MEDIAN HH INCOME



187,804

POPULATION



75,525

HOUSHOLDS



1.9%

UNEMPLOYMENT RATE



154,541

LABOR FORCE
Applied Geographic Solutions



9,377

SURROUNDING BUSINESSES

Aerial Photography



JOIN THESE TENANTS **bek** **BIG LOTS!** **SEPHORA**
KOHL'S **SHOE CARNIVAL**

FOR LEASE

Aerial Photography



JOIN THESE TENANTS  **BIG LOTS!** **SEPHORA**
KOHL'S **SHOE CARNIVAL**

 **MetCap**
COMMERCIAL
Kori Wing
O: 704-697-5582
kwing@MetCapCRE.com

FOR LEASE

MOORESVILLE FESTIVAL - Mooresville, NC
Shopping Center Space for Lease P. 7
350-376 West Plaza Drive, Mooresville, NC

Aerial Photography



JOIN THESE TENANTS  **BIGLOTS!** **SEPHORA**
KOHL'S **SHOE CARNIVAL**

FOR LEASE

Aerial Photography



JOIN THESE TENANTS  **BIG LOTS!** **SEPHORA**
KOHL'S **SHOE CARNIVAL**

 **MetCap**
COMMERCIAL
Kori Wing
0: 704-697-5582
kwing@MetCapCRE.com

FOR LEASE

MOORESVILLE FESTIVAL - Mooresville, NC
Shopping Center Space for Lease P. 9
350-376 West Plaza Drive, Mooresville, NC

CONTACT US FOR PRICING

Kori Wing

0: 704-697-5582

kwing@metcapcre.com



CONTACT US

Kori Wing

0: 704-697-5582

kwing@MetCapCRE.com