Mooresville Plaza

529-559 E. Plaza Drive
Mooresville, NC 28115

14,000 SF Build-To-Suit
Expansion Opportunity For Lease

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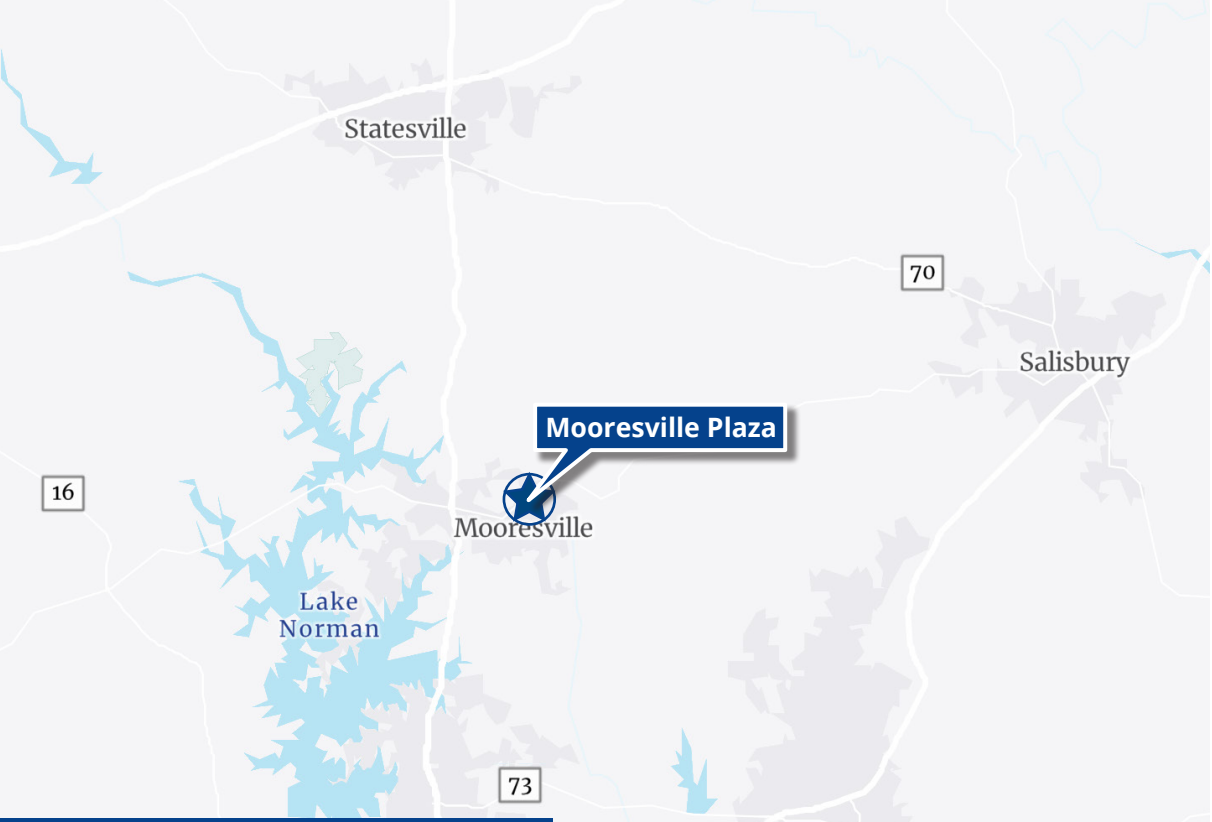

Building features

- 14,000 SF Proposed Expansion Available
- Easy Ingress/Egress off E. Plaza Drive
- Signage Available at Center Entrance
- Neighboring Tenants include: Food Lion, Rent-A-Center, Phoenix Physical Therapy, Donut Life, Southern States, Village Inn Pizza, Cannon Pharmacy, Advance Auto Parts, & more

Demographics

	1 Mile	3 Mile	5 Mile
Population	5,371	36,455	79,000
Total Households	2,220	14,423	31,483
Average Household Income	$93,577	$111,990	$129,619
Daytime Population	5,819	39,254	82,126
Total Businesses	329	1,781	3,572
Total Employees	2,603	17,024	35,942

Lease Rates/Amounts

$3/SF NNN

Base Rent - Please contact Broker

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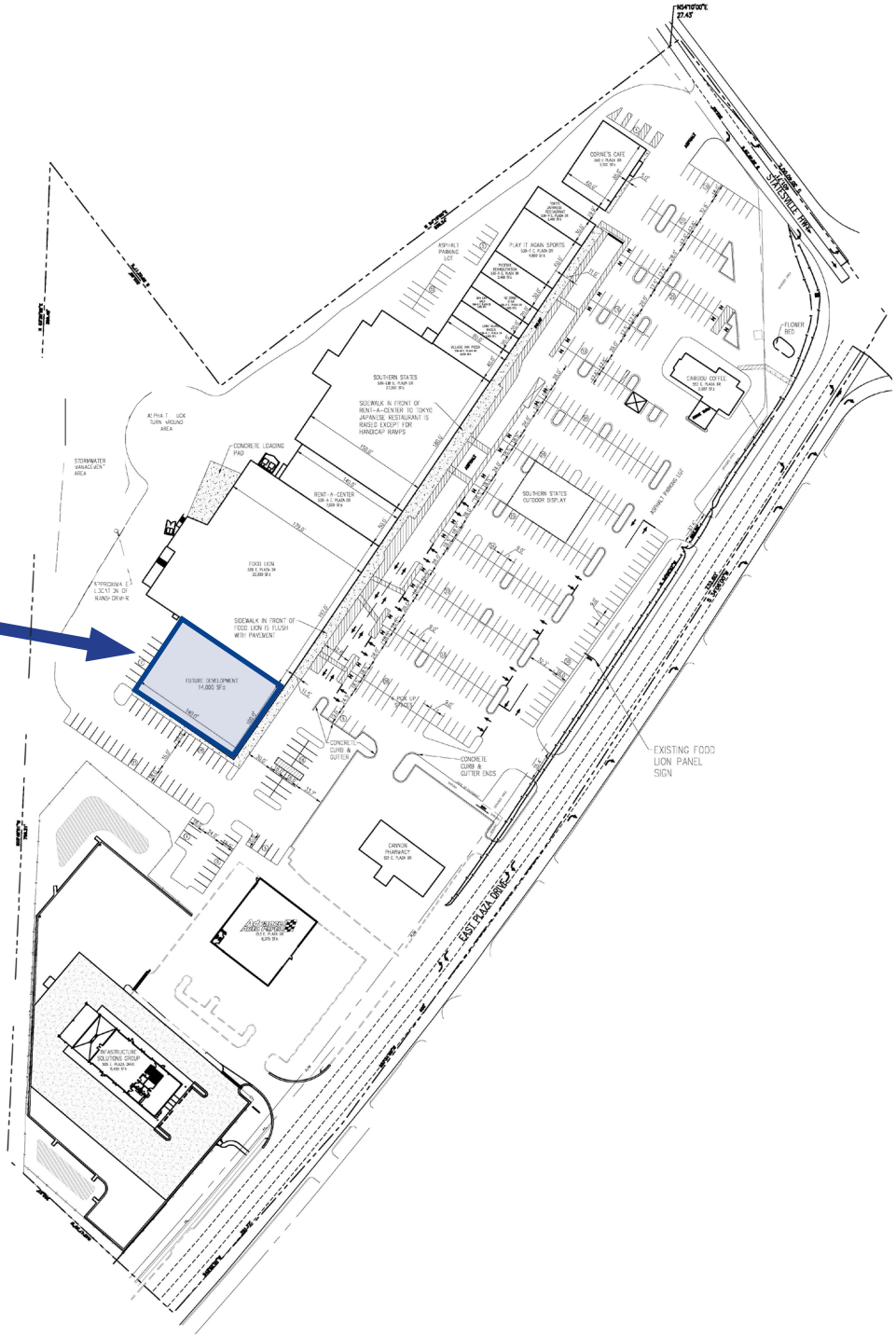
Tenant Roster

Suite	Tenant	SF
529	Food Lion	33,000 SF
539-A	Rent-A-Center	7,000 SF
539-E&I	Southern States	27,000 SF
539-M	Village Inn Pizza	3,200 SF
521	Cannon Pharmacy	3,643 SF
539-N	Long Island Bagels	1,600 SF
539-O	Spa Day Nails	1,600 SF
539-P	NC Donut Star	1,600 SF
539-R	Phoenix Physical Therapy	2,400 SF
539-T	Play It Again Sports	4,800 SF
539-V	KA Japanese Kitchen	2,400 SF
553	Caribou Coffee	2,987 SF
559	Corine's Cafe	5,100 SF

Aerial Location

Site Plan

14,000 SF Proposed Expansion for Lease



Proposed Expansion Opportunity

Location

Mooresville Plaza
FOOD LION
R&C
Village Inn
Caribou COFFEE
SOUTHERN STATES
Farmer owned since 1923.
PLAY IT AGAIN SPORTS
13,000 VPD
N. Broad Street
Advance Auto Parts
WELLS FARGO
FAMILY DOLLAR
Aaron's
Easy. Beautiful. Affordable.
E. Plaza Drive
Rinehardt Road
KFC
DUNKIN' DONUTS
ABC SPIRITS
NAPA
O'Reilly AUTO PARTS
27,100 VPD
11,000 VPD
W. Iredell Avenue
value village
TSC TRACTOR SUPPLY CO
LIBERTY TAX
Hotshots SPORTS BAR AND GRILL
Carter Bank & Trust
Bojangles
THE PIT
E. Plaza Drive
BURGER KING
DOLLAR GENERAL
Walgreens
N

Location

Mooresville Plaza
FOOD LION
RAC
Village Inn
Caribou Coffee
SOUTHERN STATES
Farmer owned since 1923.
PLAY IT AGAIN SPORTS
N. Broad Street
INTERSTATE 77
78,000 VPD
Days Inn
BIG LOTS
belk
KOHL'S
Denny's
SHOE CARNIVAL
Sonny's
WAFFLE HOUSE
Wendy's
TACO BELL
POPEYES
COOK OUT
FAMILY DOLLAR
Aaron's
Easy. Beautiful. Affordable.
River Highway
38,400 VPD
value village
TSC TRACTOR SUPPLY CO
LIBERTY TAX
Hotshots SPORTS BAR AND GRILL
Carter Bank & Trust
W. Plaza Drive
E. Plaza Drive
THE PIT
40,000 VPD
Talbert Road
78,000 VPD
Sam's Club
Rack Room Shoes
Pier 1 imports
ROSS
HomeGoods
KAY JEWELERS
TARGET
World Market
TJ maxx
DICK'S
Michaels
PETSMART
Party City
Salsarita's
OUTBACK
COLD STONE
Panera
Charley's
Walgreens
DISCOUNT TIRE
BED BATH & BEYOND
ASHLEY
McALISTER'S
DUNKIN' DONUTS
Red Robin
petco
CHIPOTLE
HICKORY
ULTA
OLD NAVY
BEST BUY
STAPLES
edible
QT
FIVE GUYS
LOWE'S
HOBBY LOBBY
verizon
BUFFALO WILD WINGS
Met's
FIREHOUSE SUBS
KIRKLAND'S
sleep number
WELLS FARGO
EXPRESS
AUTOBELL
QUALITY INN & SUITES
Fairfield
Applebee's
Pizza Hut
GameStop
Habitat for Humanity
ReStore
SUBWAY
Walmart
JO-ANN
GANDER MTN.
AMSTAR CINEMAS
DOLLAR TREE
OLLIE'S
S. Main Street
N

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