

Freestanding 2nd Gen. Restaurant

132 GALLERY CENTER DR, MOORESVILLE, NC 28117



Retail

FOR
Sale

SIZE
1.19 AC / 3,969 SF

PRICE
Call for Pricing



Overview

Former Hooter's restaurant available

Approx ¼ mile from the intersection of N.C. 150 & I-77

Adjacent to BJ's Wholesale Club, with neighboring tenants including Iredell Mooresville Hospital (247-bed facility), Sam's Club, Target, Best Buy, Lowe's Home Improvement, and Walmart

Pylon signage with visibility from I-77

Freestanding Second Gen. Restaurant for Sale



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Broker

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2400 South Boulevard | Suite 300
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Property Overview

Demographics

Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	4,473	39,352	86,018
Growth Rate	4.38%	3.40%	3.06%
Avg. HH Income	\$99,139	\$112,824	\$124,576

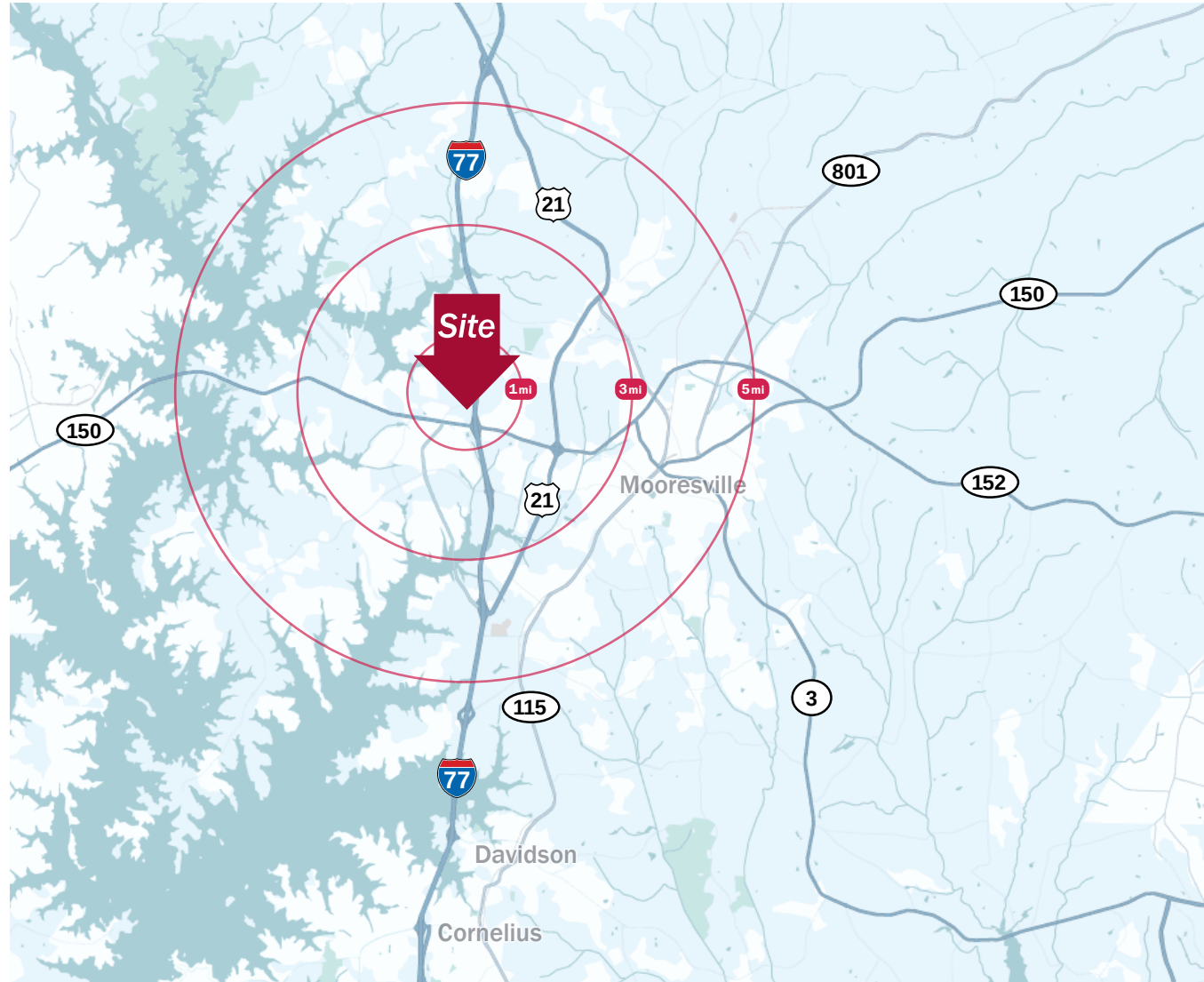
Traffic Count

Source: NCDOT

	AADT
Hwy 150	36,000 (2023)
I-77	64,500 (2023)

Property Information

Former national restaurant chain Property located at one of Charlotte's busiest intersections. Surrounded by a strong mix of national retailers, as well as Iredell Mooresville Hospital (247-bed facility), and 10 hotels within a half-mile radius. Road widening and infrastructure improvements to N.C. 150 and the I-77 interchange are fully funded by NCDOT and are projected to begin by 2029 (see page 4).



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Market Aerial



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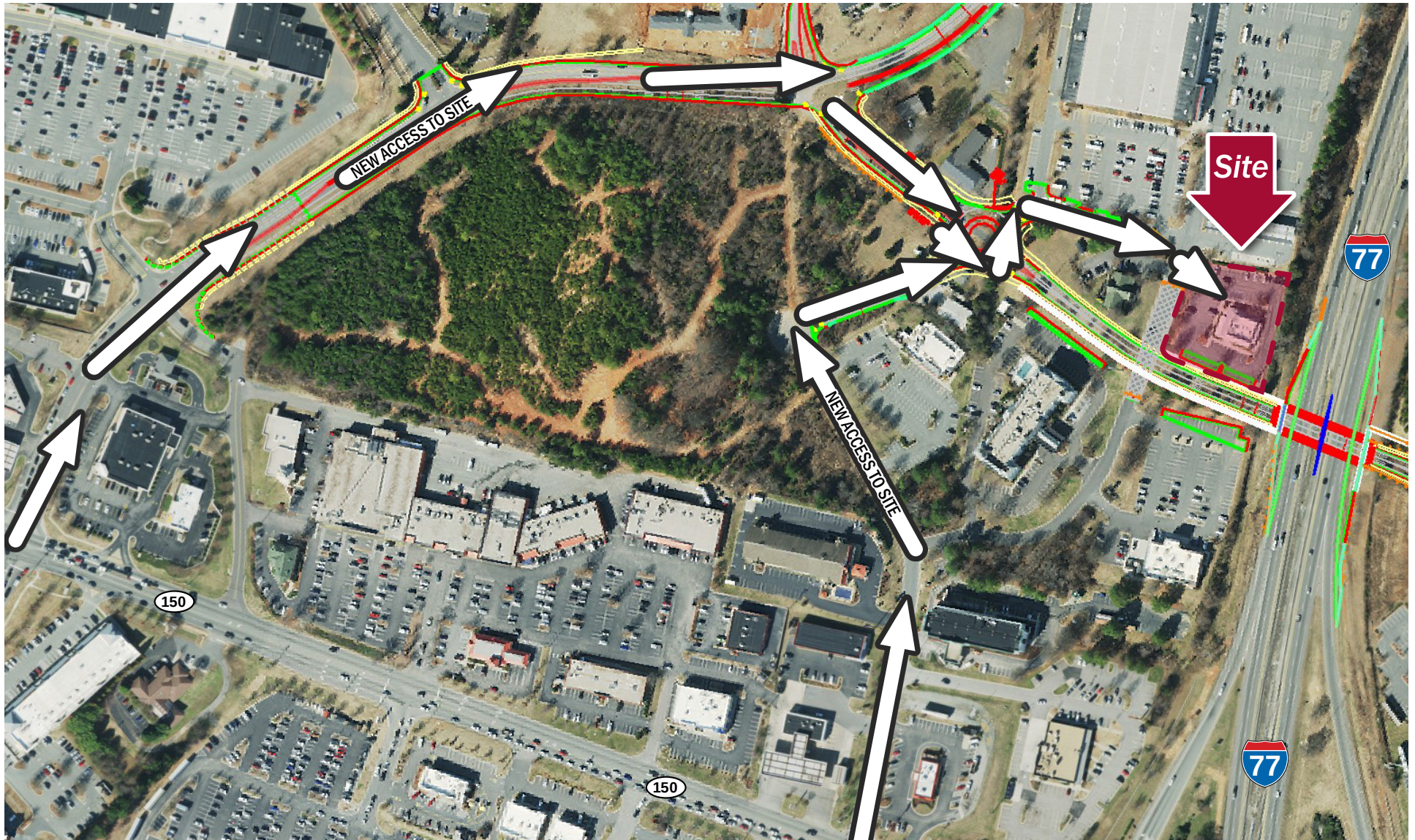
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NCDOT Project Impact to Site



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Property Photos



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