116 GASOLINE ALY DR, MOORESVILLE, NC 28117

LAKESIDE BUSINESS PARK

SHOWROOM / OFFICE / FLEX SPACE MINUTES FROM I-77

ONE ALLIANCE COMPANIES

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ABOUT THE SPACE

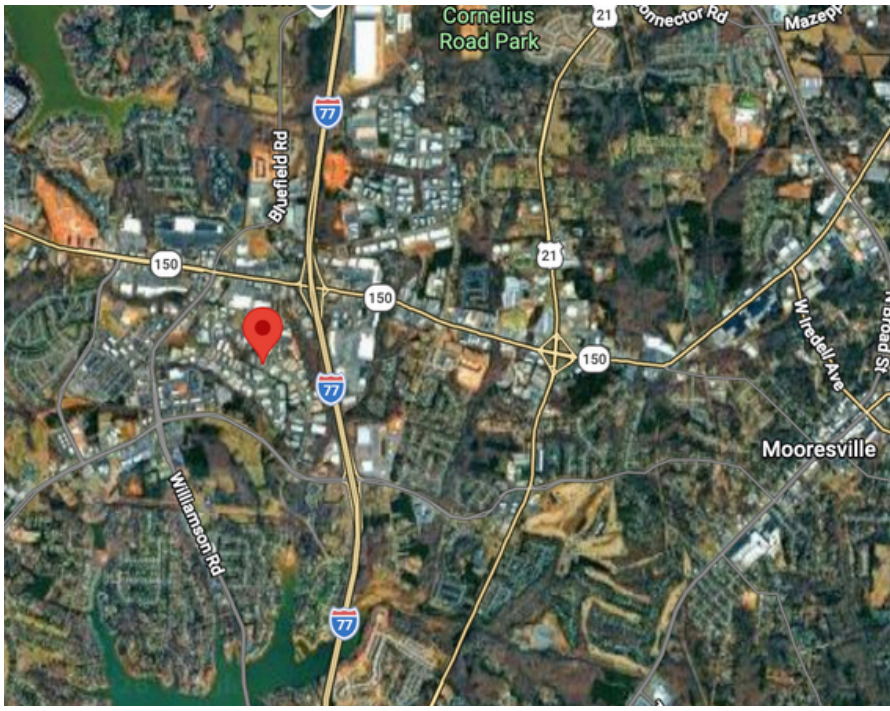
SHOWROOM/OFFICE /FLEX SPACE FOR LEASE

- Minutes from I-77 (Exit 36/Hwy 150) with convenient access to Exit 35
- Just a few miles from Lowe's Home Improvement corporate headquarters
- Excellent location for a Lowe's vendor, supplier, or partner seeking nearby showroom space
- Situated in one of the region's fastest-growing communities
- Mooresville population exceeds 54,000 residents
- Median household income of approximately $90,000
- Affluent and rapidly expanding customer base nearby

Suite 107 at 116 Gasoline Aly offers 1,631 SF of showroom-quality flex space. Located in Mooresville's Lakeside Business Park just minutes from I-77 (Exit 36/Hwy 150, with Exit 35 nearby) and only a few miles from Lowe's Home Improvement's corporate headquarters, the space is ideally positioned for a Lowe's vendor, supplier, or partner looking to establish a nearby showroom presence.

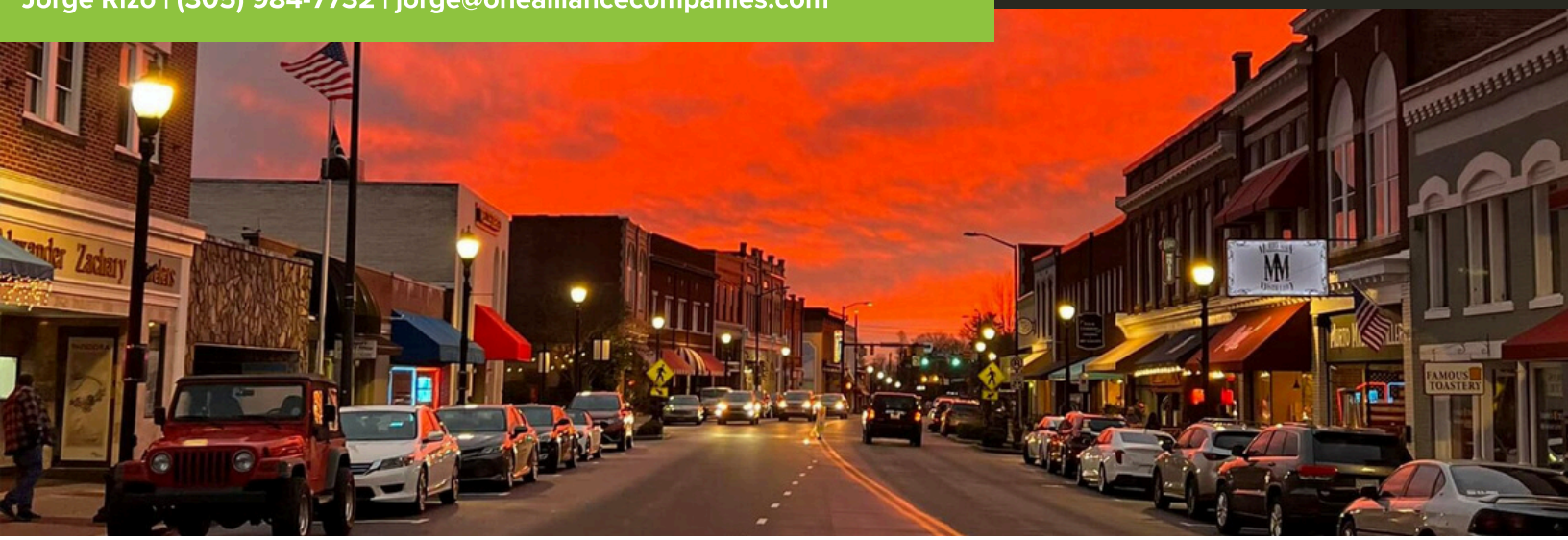
HIGHLIGHTS

- ±1,631 SF showroom-quality flex space
- Built out primarily as office/showroom
- Drive in loading doors
- Ideal for professional services, corporate office, or showroom users
- Zoning: GI
- Located in Lakeside Business Park in Mooresville, NC



AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type	Notes
107	+/- 1,631	First	$18.25/SF	NNN ($4/SF)	Available 4/1/27



ABOUT THE AREA

MOORESVILLE, NC

Located about 25 miles north of Charlotte, Mooresville offers convenient access to a major city while maintaining a smaller-town charm. Easy access to Interstate 77, which connects Mooresville to Charlotte and other regional hubs.

Known for its business-friendly environment, Mooresville is home to a variety of companies, including NASCAR teams, technology firms, and manufacturing businesses. Notable employers include Lowe's Companies Inc. (headquartered nearby in Mooresville), various NASCAR teams, and a range of local businesses.

The property's proximity to Lake Norman provides ample recreational activities such as boating, fishing, and watersports. Lake Norman's picturesque setting adds to the area's appeal, offering beautiful views and outdoor leisure options.

Mooresville is actively promoting mixed-use development, especially around growth nodes like Village Centers. Attracting residential, commercial, and light industrial development due to strategic location and amenities.

Mooresville has a rapidly growing population, which can drive demand for real estate and development. Known for its family-friendly atmosphere, good schools, and community events, Mooresville offers a high quality of life.

According to the NY Post, Mooresville is the fastest growing suburb in the U.S. Mooresville has seen a 27% increase in population over the last decade.

Factors that contribute to the growth of Mooresville include affordable housing compared to nearby Charlotte, attractive to families and professionals seeking suburban life, and strong local economy and job opportunities.

In response to such rapid population growth, Mooresville has had significant real estate development and new amenities. Continued growth is expected due to ongoing investments and desirability.