



CROSSLAKE PARK

FLEX/WAREHOUSE FOR LEASE
131 CROSSLAKE PARK DRIVE, MOORESVILLE NC 28117

THE SPACE

Location	131 Crosslake Park Drive Mooresville, NC 28117
County	Iredell

HIGHLIGHTS

- 55,000 SF multi-tenanted business park
- Easy access to I-77, River Highway, and Williamson Road
- Great visibility on Crosslake Park Drive
- Terrific tenant mix
- Facade signage
- Excellent location just minutes from Lake Norman
- Superbly maintained property
- Centrally located in a thriving office/flex park



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
209	Occupied	1	1,875 +/- SF	\$17	NNN (\$2.75)	Available for showing starting 9/1/2024
Gravel Lot	N/A	1	31,000 +/- SF		Gross	Graded gravel lot available in the rear of the property for equipment, vehicle, or pod storage.

PROPERTY FEATURES

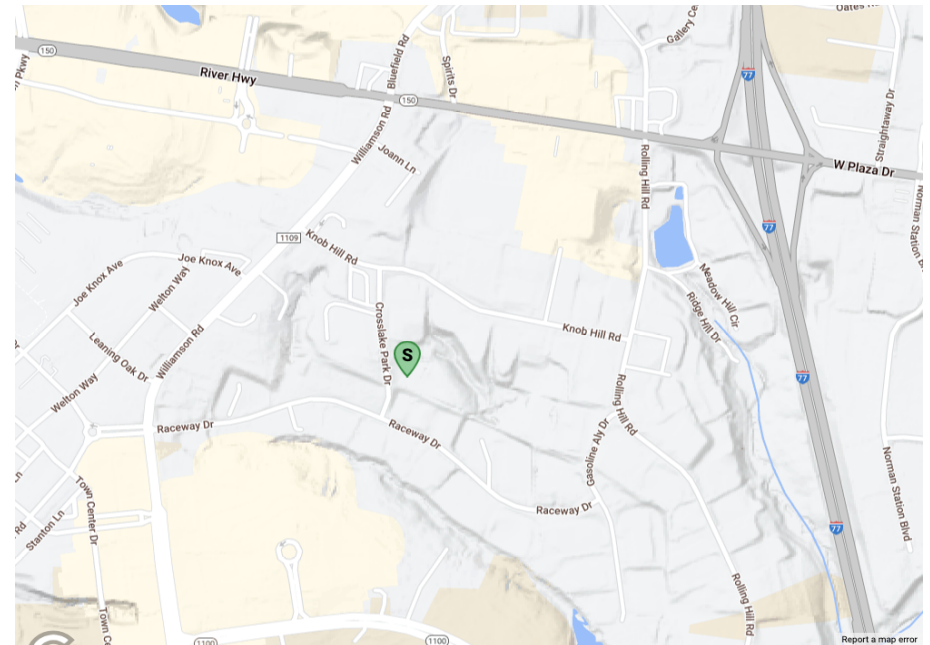
BUILDING SF	55,000
LAND SF	87,120
LAND ACRES	2
YEAR BUILT	2007
ZONING TYPE	GI
BUILDING CLASS	B



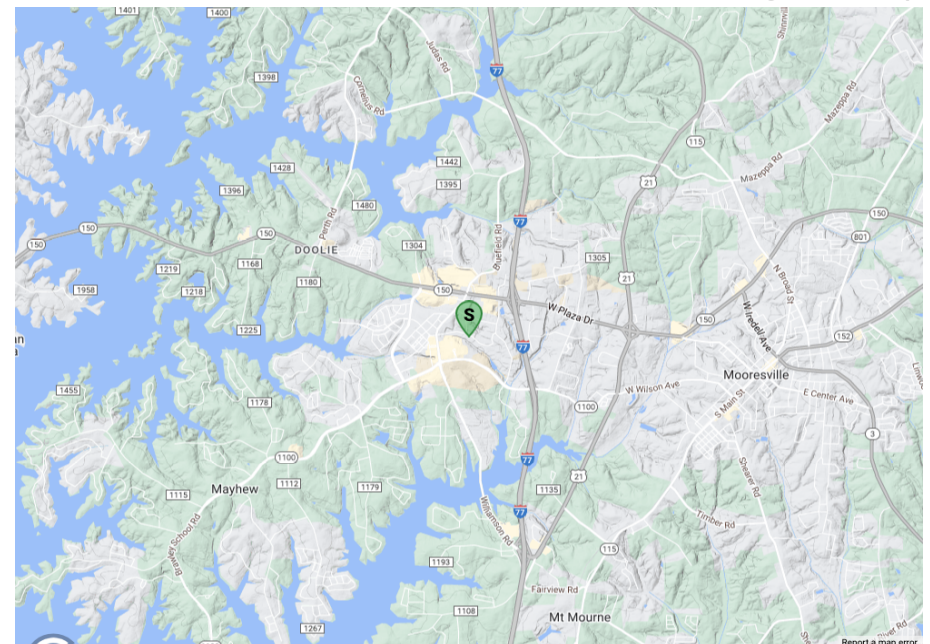
About Mooresville, NC

- Mooresville is a town located in Iredell County, North Carolina, United States. It is situated on the northern edge of the Charlotte metropolitan area and is approximately 25 miles north of downtown 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 often referred to as "Race City USA" due to its strong connection to the motorsports industry and its proximity to many NASCAR race teams. 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.

Locator Map



Regional Map







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,659	15,905	37,521
2010 Population	4,068	27,109	58,400
2022 Population	5,553	37,136	80,760
2027 Population	6,101	40,381	86,848
2022-2027: Population: Growth Rate	9.50 %	8.45 %	7.30 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	123	660	1,246
\$15,000-\$24,999	131	807	1,659
\$25,000-\$34,999	140	983	1,999
\$35,000-\$49,999	228	1,406	2,805
\$50,000-\$74,999	411	2,640	5,298
\$75,000-\$99,999	404	2,260	4,534
\$100,000-\$149,999	439	3,030	6,078
\$150,000-\$199,999	372	1,695	3,559
\$200,000 or greater	318	1,824	4,524
Median HH Income	\$88,669	\$85,975	\$88,979
Average HH Income	\$120,375	\$117,168	\$125,155

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	701	7,019	16,483
2010 Total Households	1,647	10,608	22,233
2022 Total Households	2,566	15,305	31,702
2027 Total Households	2,805	16,702	34,221
2022 Average Household Size	2.12	2.41	2.53
2000 Owner Occupied Housing	496	4,628	11,068
2000 Renter Occupied Housing	138	1,499	3,380
2022 Owner Occupied Housing	930	8,569	21,202
2022 Renter Occupied Housing	1,636	6,737	10,500
2022 Vacant Housing	277	1,489	3,174
2022 Total Housing	2,843	16,794	34,876
2027 Owner Occupied Housing	990	9,141	22,592
2027 Renter Occupied Housing	1,815	7,561	11,629
2027 Vacant Housing	288	1,563	3,329
2027 Total Housing	3,093	18,265	37,550
2022-2027: Households: Growth Rate	9.00 %	8.80 %	7.70 %



Source: esri

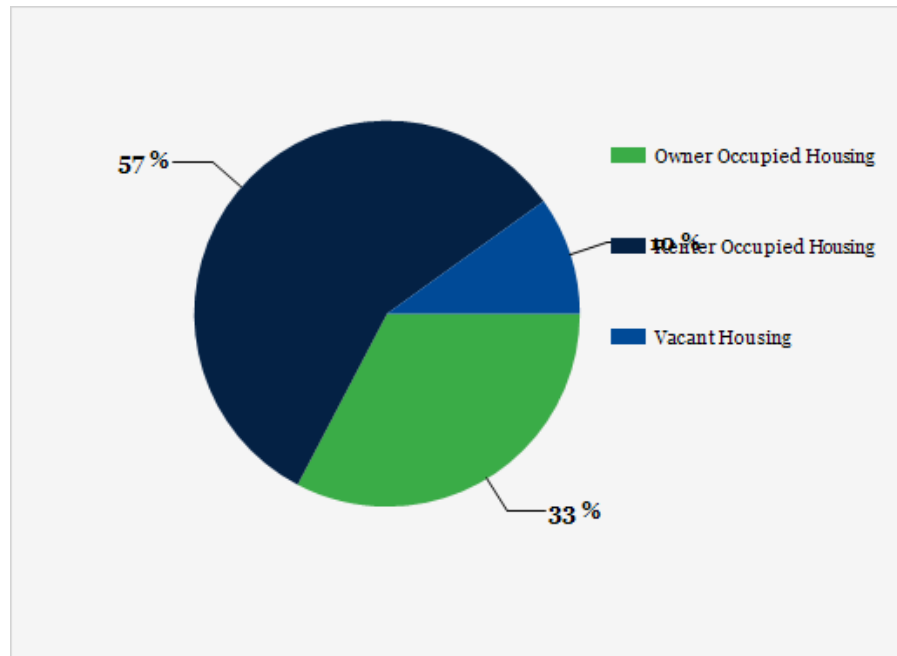
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	416	2,530	5,117
2022 Population Age 35-39	345	2,683	5,240
2022 Population Age 40-44	365	2,629	5,340
2022 Population Age 45-49	415	2,667	5,778
2022 Population Age 50-54	428	2,588	5,843
2022 Population Age 55-59	378	2,469	5,791
2022 Population Age 60-64	293	2,242	5,150
2022 Population Age 65-69	193	1,799	4,227
2022 Population Age 70-74	146	1,377	3,402
2022 Population Age 75-79	110	1,026	2,428
2022 Population Age 80-84	66	580	1,358
2022 Population Age 85+	84	500	1,209
2022 Population Age 18+	4,293	28,814	62,779
2022 Median Age	36	39	40

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,006	\$75,973	\$78,365
Average Household Income 25-34	\$106,282	\$99,374	\$104,954
Median Household Income 35-44	\$98,921	\$100,062	\$102,914
Average Household Income 35-44	\$127,954	\$125,160	\$132,661
Median Household Income 45-54	\$109,794	\$108,582	\$115,235
Average Household Income 45-54	\$141,016	\$140,823	\$154,600
Median Household Income 55-64	\$105,225	\$102,600	\$105,921
Average Household Income 55-64	\$139,882	\$139,020	\$147,864
Median Household Income 65-74	\$69,283	\$76,901	\$77,857
Average Household Income 65-74	\$99,069	\$107,072	\$111,478
Average Household Income 75+	\$65,877	\$74,789	\$77,539

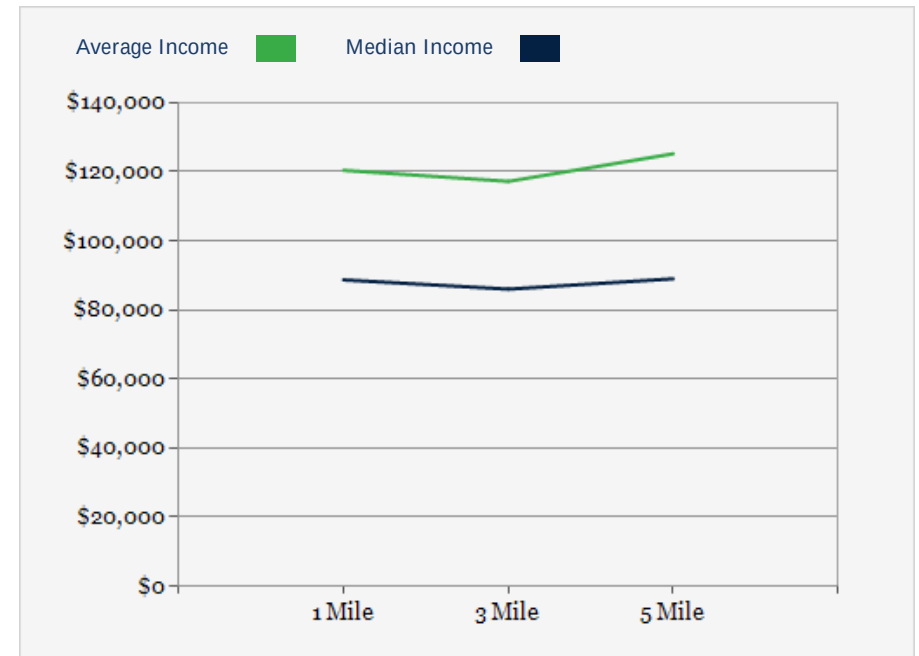
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	751	3,139	6,192
2027 Population Age 35-39	518	3,110	6,213
2027 Population Age 40-44	364	2,969	5,804
2027 Population Age 45-49	350	2,693	5,626
2027 Population Age 50-54	367	2,499	5,693
2027 Population Age 55-59	394	2,489	5,776
2027 Population Age 60-64	343	2,469	5,729
2027 Population Age 65-69	271	2,191	5,007
2027 Population Age 70-74	188	1,667	3,953
2027 Population Age 75-79	132	1,326	3,143
2027 Population Age 80-84	93	831	1,978
2027 Population Age 85+	96	601	1,452
2027 Population Age 18+	4,792	31,609	68,225
2027 Median Age	36	39	41

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,178	\$82,955	\$85,563
Average Household Income 25-34	\$131,982	\$115,746	\$121,597
Median Household Income 35-44	\$113,785	\$108,994	\$112,132
Average Household Income 35-44	\$154,152	\$143,488	\$150,483
Median Household Income 45-54	\$132,662	\$118,765	\$124,929
Average Household Income 45-54	\$168,165	\$157,178	\$169,710
Median Household Income 55-64	\$124,981	\$114,878	\$119,713
Average Household Income 55-64	\$168,716	\$158,963	\$169,180
Median Household Income 65-74	\$81,741	\$87,953	\$88,331
Average Household Income 65-74	\$122,597	\$124,370	\$130,796
Average Household Income 75+	\$77,824	\$90,734	\$95,716

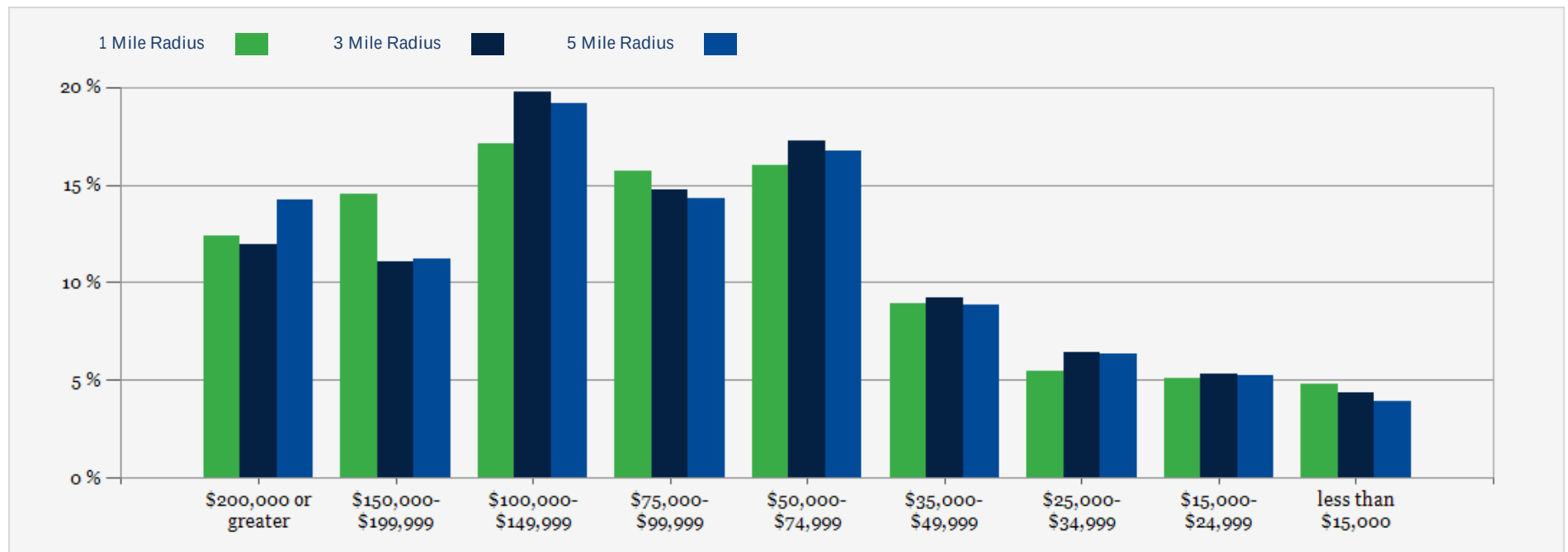
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



Crosslake Park

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Exclusively Listed By



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