

# 131 GATEWAY BLVD.

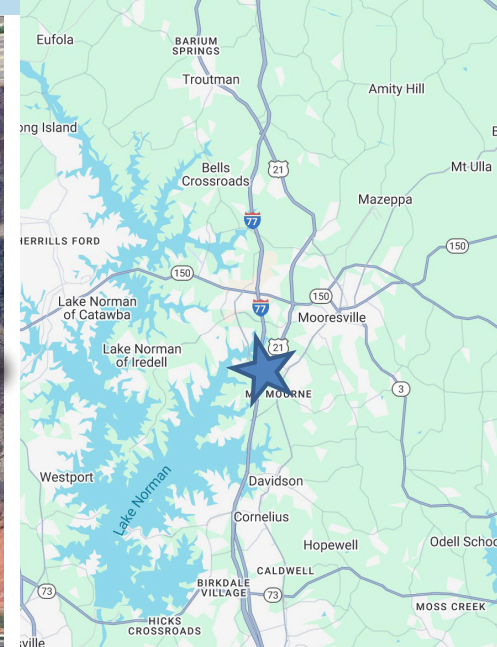
MOORESVILLE, NC 28117

FOR SALE

**NS** New South Properties

NEWSOUTHPROP.COM

± 0.8 ACRES AVAILABLE FOR SALE



## PROPERTY HIGHLIGHTS

- ± 0.797 Acres located off I-77 (Exit 33) and Williamson Road/Hwy 21/ Charlotte Hwy on Gateway Blvd in Mooresville Gateway Park
- Prime location for office/medical use
- Zoning: CM Corridor Mixed Use
- Strong daytime population with close proximity to hotels, restaurants, medical office park, Duke Health Lake Norman Hospital and Lowe's Corporate HQ.

## TRAFFIC COUNTS

- I-77 - 82,600 VPD
- Hwy 21/Charlotte Hwy - 32,000 VPD

## DEMOGRAPHICS (2025)



### POPULATION

5 Mile: 94,115  
 7 Miles: 145,321  
 10 Miles: 240,096  
 TA : 351,790



### AVG. HH INCOME

5 Mile: \$150,852  
 7 Miles: \$167,733  
 10 Miles: \$166,660  
 TA : \$155,400



### MEDIAN HH INCOME

5 Mile: \$112,818  
 7 Miles: \$121,073  
 10 Miles: \$121,428  
 TA : \$116,358



### DAYTIME EMPLOYEES

5 Mile: 65,640  
 7 Miles: 97,109  
 10 Miles: 150,261  
 TA : 219,971

## BROKER CONTACT

**PAULA SAUNDERS**

704.927.2881

psaunders@newsouthprop.com

**WILLIAM BUCHANAN**

336.469.8821

wbuchanan@newsouthprop.com



# 131 GATEWAY BLVD.

MOORESVILLE, NC 28117

MARKET AERIAL

± 0.8 ACRES AVAILABLE FOR SALE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



PAULA SAUNDERS | 704.927.2892 | [psaunders@newsouthprop.com](mailto:psaunders@newsouthprop.com)

WILLIAM BUCHANAN | 336.469.8821 | [wbuchanan@newsouthprop.com](mailto:wbuchanan@newsouthprop.com)

# 131 GATEWAY BLVD.

MOORESVILLE, NC 28117

SITE AERIAL

± 0.8 ACRES AVAILABLE FOR SALE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

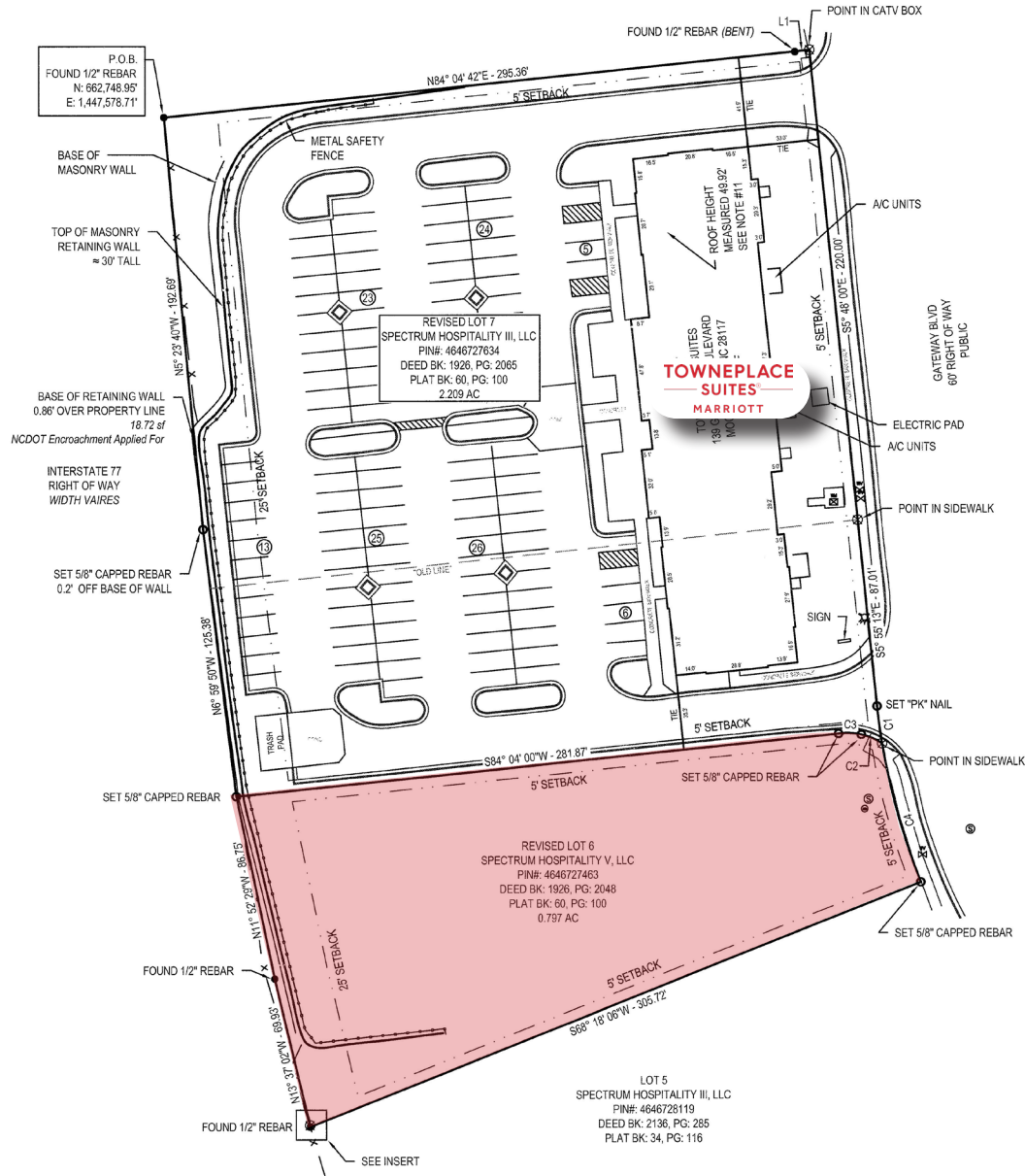


# 131 GATEWAY BLVD.

MOORESVILLE, NC 28117

## SITE SURVEY

± 0.8 ACRES AVAILABLE FOR SALE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



# 131 GATEWAY BLVD.

MOORESVILLE, NC 28117

CONCEPTUAL LAYOUT

± 8,000 SF BUILDING FOOTPRINT

