

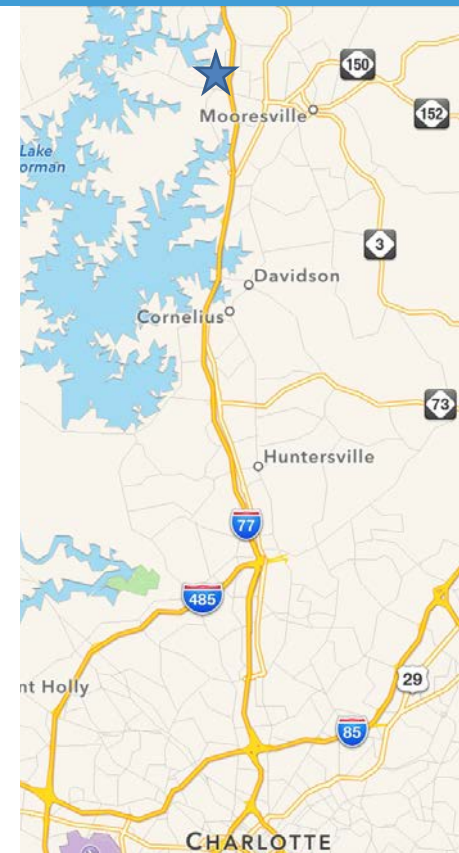
MOORESVILLE CROSSING II

HWY 150 @ MORRISON PLANTATION PARKWAY
EXIT 36 OFF I-77 MOORESVILLE, NC 28117

100% LEASED

NS New South
Properties
NEWSOUTHPROP.COM

100% LEASED



PROPERTY HIGHLIGHTS

- COMING SOON: Tina Nails Spa
- Located off I-77 and Hwy 150, the center enjoys easy access, with signalized intersection on Mooresville's main retail corridor with extensive national brand co-tenancy
- The Hwy 150 (River Hwy) retail corridor has a critical mass of shopping with destination retail, entertainment and the only wholesale clubs within 20+ miles

DEMOGRAPHICS (2023)



POPULATION

3 Miles: 32,596
5 Miles: 75,468
10 Miles: 185,187



AVG. HH INCOME

3 Miles: \$127,353
5 Miles: \$137,100
10 Miles: \$145,906



DAYTIME EMPLOYEES

3 Miles: 28,676
5 Miles: 55,303
10 Miles: 122,704

BROKER CONTACT

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Kohl's

Walmart

BI's

Hampton Inn

64,000 VPD

Antitax 77

Yong Lim

SUBWAY

TIRE KINGDOM

Service • Brakes • Batteries • Tires

ihop

Mattress Firm

Wells Fargo

McDonald's

Starbucks Coffee

Noodles & Company

Firehouse Subs

Lowe's

Wally World

Hobby Lobby

Walgreens

Supercuts

Cold Stone Creamery

Sprint

Williamson Road

SONIC

First Citizens Bank

30,000 VPD

CVS pharmacy

Winslow Bay Commons

Target World Market

Party City

Dick's Sporting Goods

Michael's

ROSS Dress for Less

HomeGoods

Charley's

Discount Tire

Moore's Crossing

Best Buy

Staples

Nordstrom

rack

Old Navy

Barnes & Noble

Sam's Club

T-Mobile

Five Guys

Long Star Steakhouse & Saloon

QT

Auto Zone

Shake Shack

Chipotle Mexican Grill

Red Robin

Pepper's

Site

- Staples, Best Buy, Barnes & Noble, Nordstrom Rack, Old Navy, HomeGoods, Super Target, Dicks Sporting Goods, TJMaxx, Michaels, PetSmart, Party City

- Costco Wholesale



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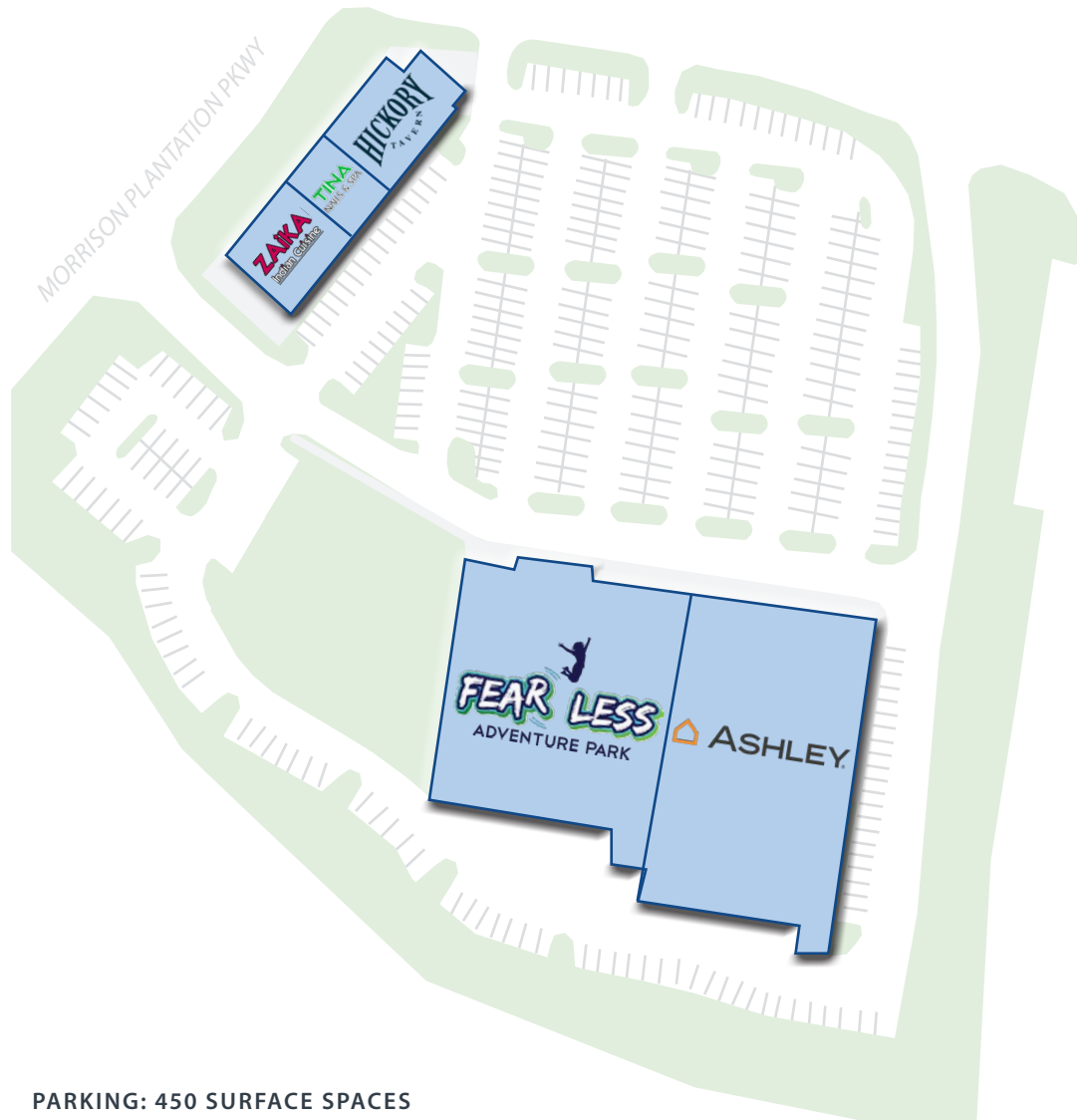
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SITE PLAN

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PARKING: 450 SURFACE SPACES



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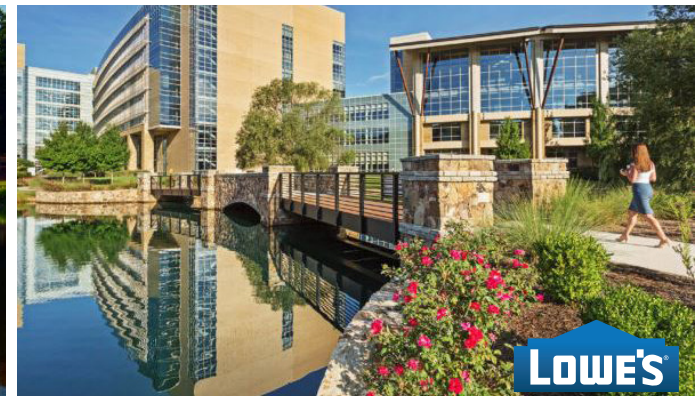
AREA
INFORMATION

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AREA HIGHLIGHTS

- Lake Norman is the largest lake in North Carolina bringing in \$23 million in tourism every year
- Major employers corporate headquarters include Lowe's Home Improvement and NASCAR Technical Institute
- 28117 zip code was ranked in the "Top Ten" for the "Charlotte Area's Wealthiest Zip Codes" and ranked Number Three for "Most Expensive Homes." (Charlotte Business Journal)
- Home to the only three wholesale clubs within a 20+ mile radius including Sam's Club, BJ's Wholesale club and Costco.
- Also known as "Race City USA," Mooresville is home to many of NASCAR's most prominent teams



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