



Mooresville Crossing

Mooresville, NC

Charlotte-Concord-Gastonia (NC-SC)



Matt Hockeborn

Leasing Representative

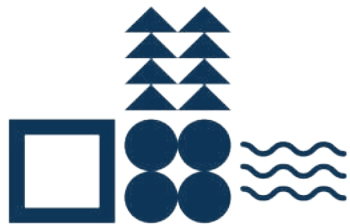
(704) 362-6102

mhockeborn@kimcorealty.com





AERIAL



GROSS LEASABLE AREA (GLA)

165,798 SF

PARKING SPACES

776

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www.kimcorealty.com/116260



DENSITY AERIAL

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■ Non-Controlled ● Curbside Pick-up



	TENANT	SQ FT
1	Pisces Sushi and Bar	3,685
2	Classic Nail and Spa	1,188
3	Phenix Salon Suites	3,587
4	Smallcakes Cupcakery & Creamer	1,588
5	Massage Envoy	3,120
6	Dr. Gregory R. Abrams	1,810
7	Athena's Café	1,800
8	America's Best Contacts & [...]	3,600
9	Teriyaki Madness	1,186
10	Stretch Zone	1,189
11	Smoothie King	1,189
12	Mooresville Nutrition Corner	1,210
13	Leslie's Swimming Pool [...]	2,766
14	McAlister's Deli	3,600
15	Molly Malone's	1,800
16	Ulta	10,011
17	Barnes & Noble	15,000
18	Staples	20,388
19	Old Navy	15,378
20	Nordstrom Rack	28,000
21	Bath & Body Works	3,371
22	Best Buy	30,000
23	Bojangles	4,456
24	Chili's	5,876

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

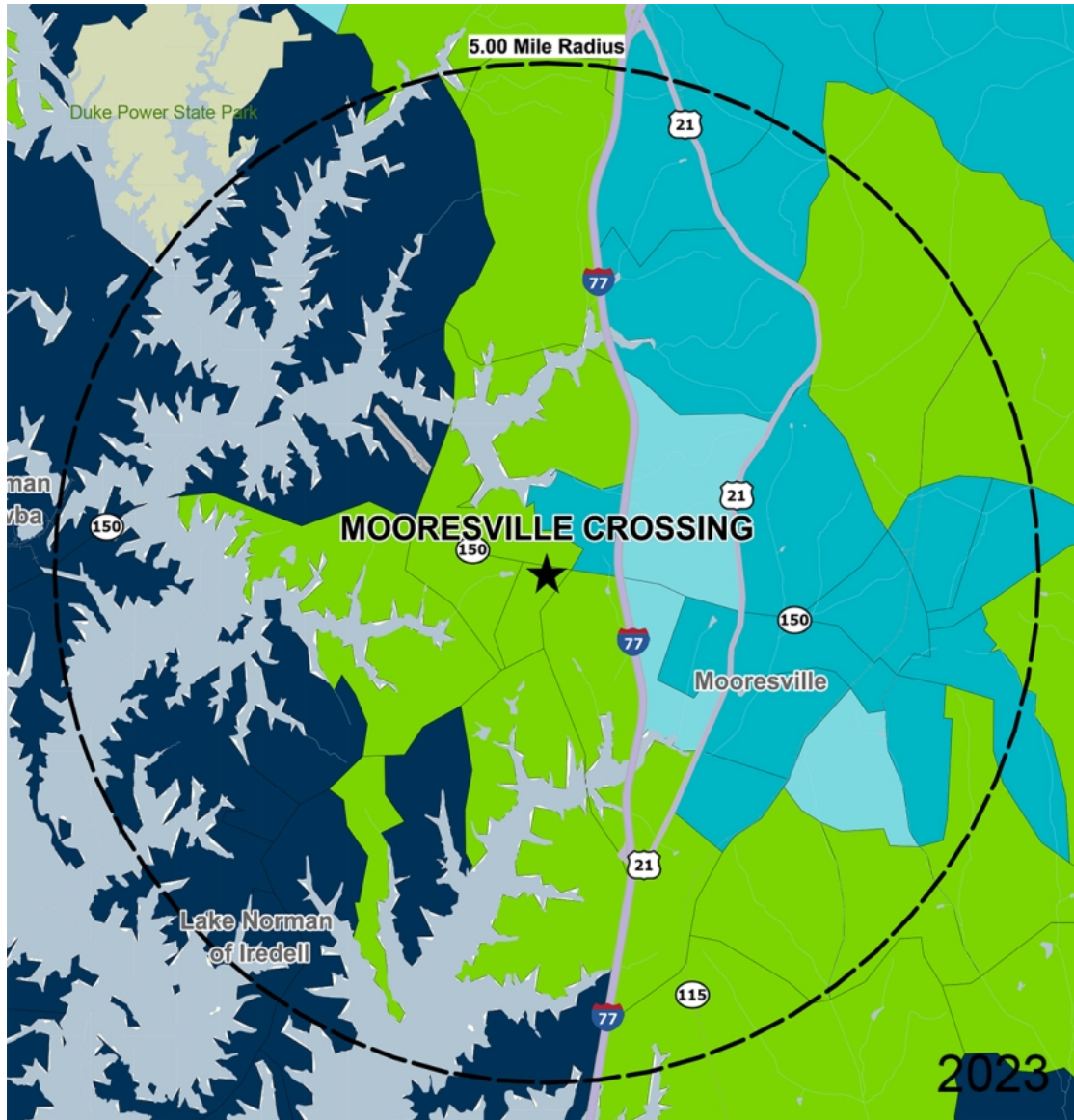
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COMPETITION MAP



by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,312	33,667	82,974
Daytime Pop	13,626	41,401	80,917
Households	3,079	13,754	32,534
Average HH Income	\$122,942	\$117,964	\$124,432
Median HH Income	\$99,651	\$88,791	\$91,918
Per Capita Income	\$52,384	\$48,410	\$49,001

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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River Hwy. & Morrison Plantation Pkwy., Mooresville, NC



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