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Available
Commercial Condos
For Sale &
For Lease



Harbor Point Village

637 Williamson Road
Mooresville, NC 28117

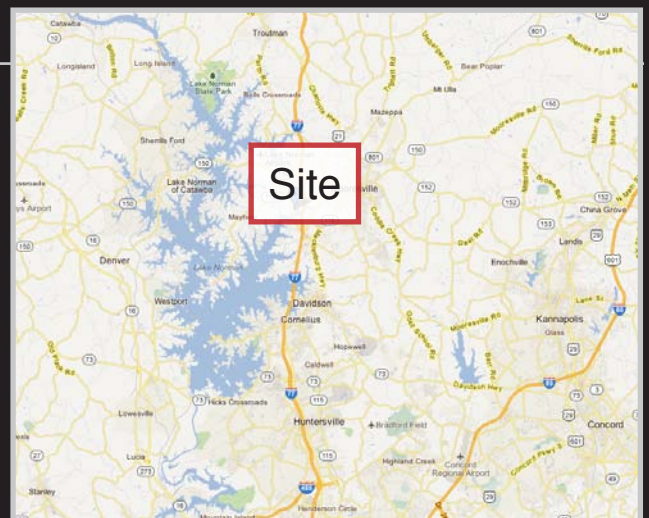
LOCATION

Harbor Point Village is located along Williamson Road in Mooresville, NC. This road is one of the most heavily traveled in all of Mooresville with traffic counts at 25,000 cars per day. Right off of I-77 near Exit 33, this location has premium signage visibility and has easy access to high-income Lake Norman communities which have numerous household incomes surmounting \$100,000.



SITE ATTRIBUTES

- Total Square Feet: 6,581
 - Suite 100 - 3,065 SF - Fully Equipped Restaurant Space - Leased
 - Suite 102 - 1,816 SF - Leased
 - Suite 103 - 1,700 SF - Available
- Zoning: NMX
- Lease Rate: \$17.50/SF NNN
- Sales Price: \$195/SF



USE

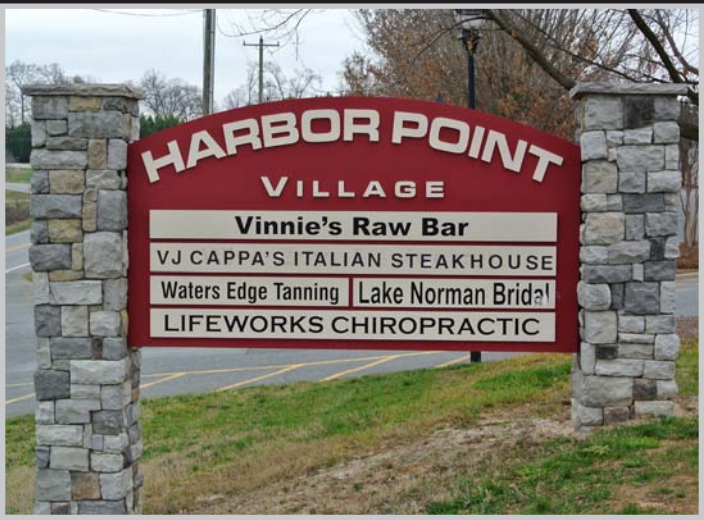
Harbor Point Village is zoned Neighborhood Mixed Use. The units are appropriate for live/work. The flexible zoning allows for a number of uses including retail, office, medical office or residential.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,774	29,876	62,459
Total Daytime Population	11,768	36,792	69,639
Avg HH Income	\$101,502	\$91,010	\$87,771

Traffic Counts: 25,000 VPD along Williamson Rd at I-77



TENANT INFORMATION		
Suite	Tenant	Sq. Ft.
100	Prickly Pear	3,065
102	Lake Norman Bridal	1,816
103	Available	1,700



This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

