

PORT VILLAGE SHOPPING CENTER

510 RIVER HIGHWAY, MOORESVILLE, NC 28117

8,450 SF - JUNIOR ANCHOR SITE AVAILABLE



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ACCELERATING RETAIL SUCCESS™

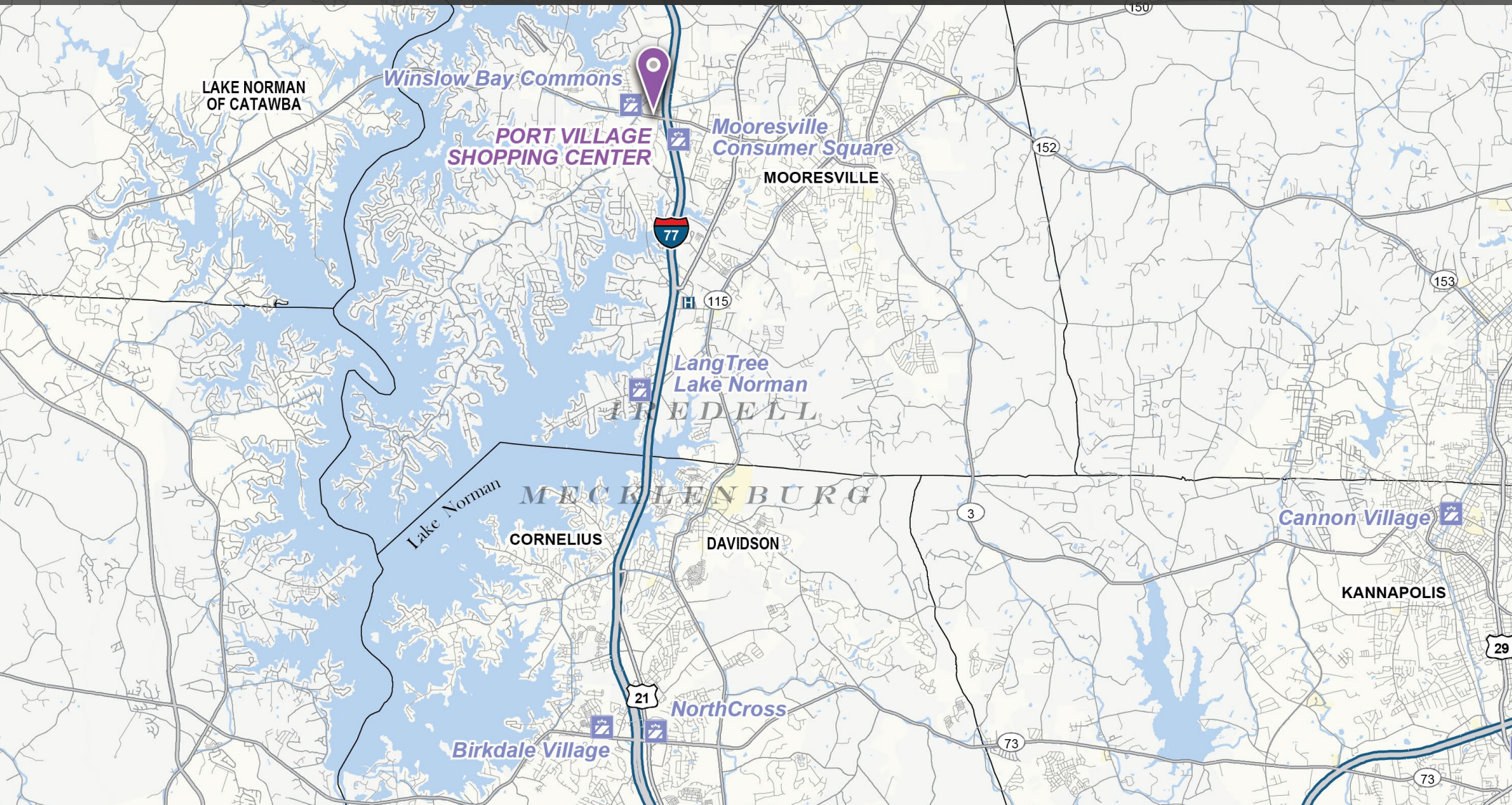
PROPERTY DETAILS

- 8,450 SF Junior Anchor Space Available
- Located on Primary Retail Corridor of Mooresville, NC - River Highway
- Easy Access, 1/4 mile from I-77, Exit 36
- Highly Trafficked Area, I-77: 63,000 VPD & River Hwy: 38,000 VPD
- Excellent demographics within wealthy Lake Norman area
- Center was recently renovated including numerous cosmetic improvements and exterior renovations including all new LED Lighting
- Food Lion was also recently renovated

DEMOGRAPHICS



RADIUS	1 MILE	3 MILE	5 MILE
2020 Total Population	5,410	34,885	75,075
2020 Avg. Household Income	\$97,227	\$97,557	\$102,246
2020 Total Households	2,132	13,552	28,458
2020 Total Daytime Population	11,135	39,009	76,724



LOCATION OVERVIEW



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Mooresville, North Carolina

Nestled in the beautiful Piedmont approximately 30 miles north of Charlotte, Mooresville, North Carolina offers a desirable quality of life and has been described as the optimum environment for living, working and playing. Iredell County is one of the few counties in the Carolinas with two connecting interstates. I-77 runs north and south; I-40 runs east and west. In addition, I-85 is only 15 miles away. Due to its accessibility to these three interstates, an unmatched 54% of the U.S. population live within a 650-mile radius of Mooresville—a day's drive or a short 90-minute flight. Mooresville is a city that is booming with Energy & Excitement, surrounded by the unmatched beauty of Historic Downtown and Lake Norman. *-Mooresville Chamber of Commerce*



FAST FACTS

#1 - 2020 Best State for Business (NC)

-Forbes

#1 - Tree City USA (7 consecutive years)

2016 "Small Town Big Idea" Finalist

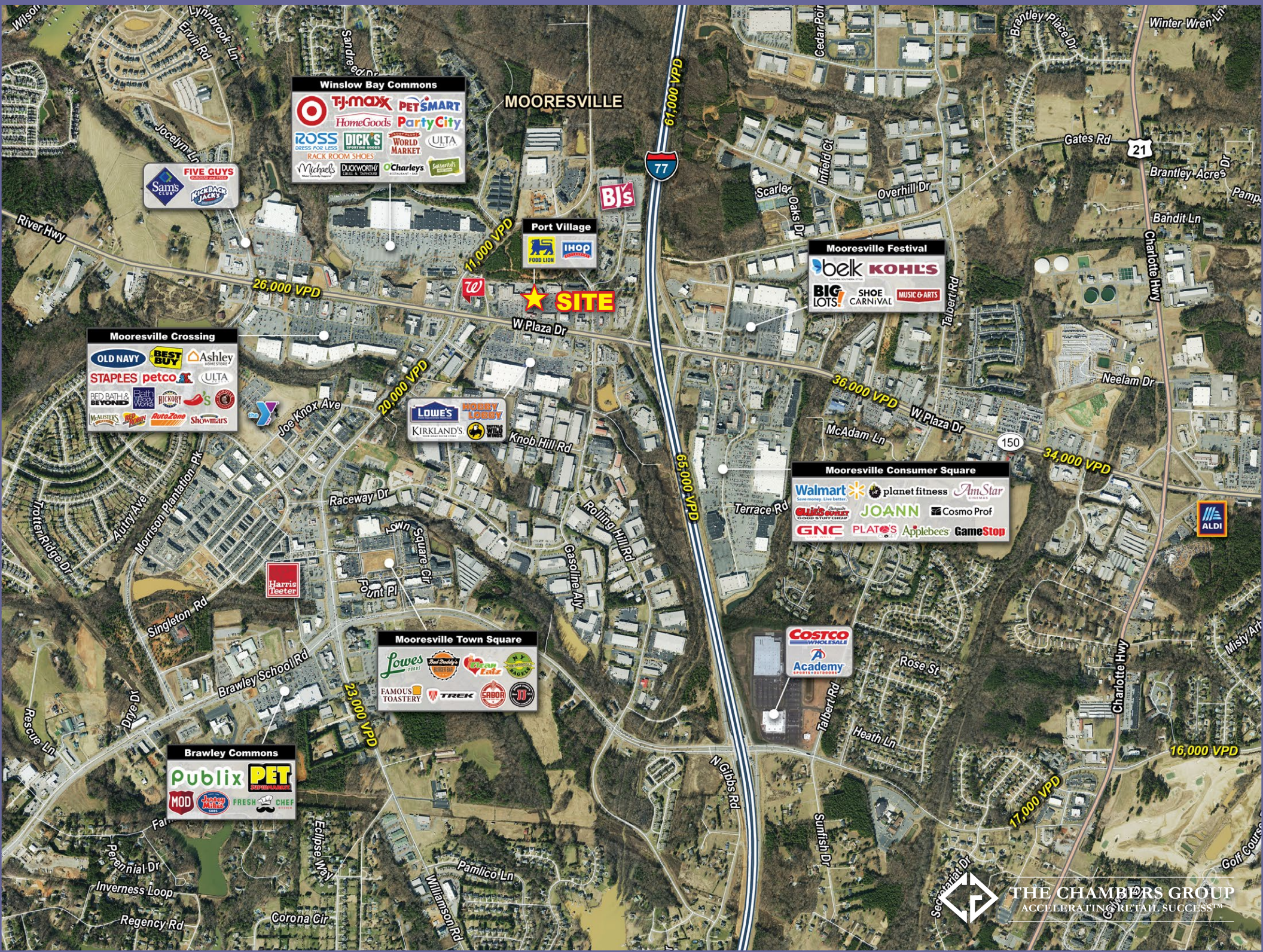
2015 "Hometown Showdown" Winner

-NC League of Municipalities

2017 CCOG Region of Excellence Award for Growing the Economy

-Centralina Council of Government

60+ NASCAR Teams and Racing-Related Businesses



Winslow Bay Commons

Port Village

Mooresville Festival

Mooresville Crossing

Mooresville Consumer Square

Mooresville Town Square

Brawley Commons

17,000 VPD

16,000 VPD

Winslow Bay Commons

12,000 VPD

MOORESVILLE

SAGEBRUSH STEAKHOUSE

Hampton Inn

Gallery Center Dr

Regency Center Dr

PHOENIX THAI & JAPANESE RESTAURANT

PicNik's Joe Fish

CAROLINA INN MOORESVILLE, NC

Spirits Dr

ABC STORE

FOOD LION

the UPS STORE

SITE

NTE

WINGATE BY WYNDHAM

River Highway

150

KURE Batteries + Bulbs

MATTRESS FIRM

IHOP

Shell

Regency Center Dr

36,000 VPD

W Plaza Dr

150

McDonald's

FIREHOUSE SUBS

STARBUCKS COFFEE

WELL'S FARGO

LOWE'S

HOBBY LOBBY

BUFFALO WILD WINGS

Moe's

KIRKLAND'S

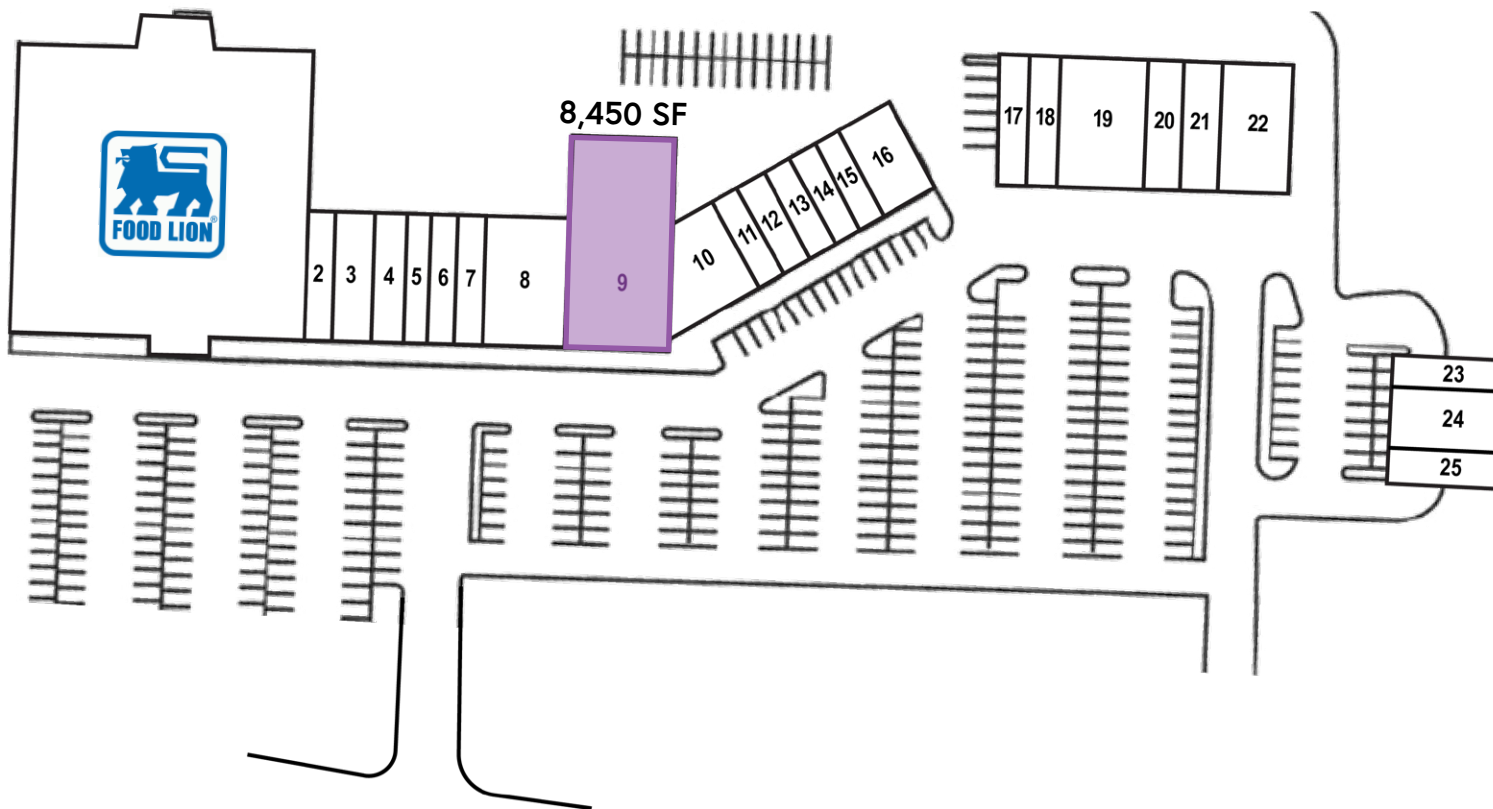
Chick-fil-A

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Jo Ann

SITE PLAN



TENANT ROSTER	
1	Food Lion
2	MVP Sport Cuts
3	Growing Tree Chiropractic
4	The UPS Store
5	CPR - Cell Phone Repair
6	Heavenly Hoagie
7	Budget Rentals
8	Big Al's Pub & Grubberia
9	AVAILABLE - 8,450 SF
10	Joe Fish New England Seafood
11	PicNik's
12	Smokes Unlimited
13	Complete Laser Clinic
14	NC Nails & Spa
15	The Hemp Doctor + CBD
16	Poke Bros. Fresh Fish Hawaiian Style
17	Daylight Donuts
18	Universal Finance
19	Phoenix Thai & Japanese
20	Cayman Pool & Spa
21	Lake Norman Scuba Diving
22	LaUnica Mexican Restaurant
23	Lakeside Specialty Pharmacy
24	Adam + Eve
25	High Life

PROPERTY PHOTOS



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SPACE PHOTOS



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