

FOR SALE  
FOR LEASE  
GROUND LEASE  
BUILD TO SUIT

+/- 8,700 SF RESTAURANT AVAILABLE  
+/- 1.3 ACRES | MOORESVILLE, NC



Lakeside Business Park

Logos for Buffalo Wild Wings, Red Robin, Lowe's, Baymont by Wyndham, Chick-fil-A, McDonald's, Kirklands, Verizon Wireless, Starbucks, Firehouse Subs, Moe's, and Hobby Lobby.

Logos for Wingate by Wyndham, Golden Corral, Food Lion, Hampton Inn, and SAGEBRUSH STEAKHOUSE.

Logos for belk, Days Inn, Denny's, BIG LOTS!, KOHL'S, and SHOE CARNIVAL.

Logos for Ollie's Outlet, GameStop, planet fitness, AmStar, JOANN, and PLATOS CLOSET.

**Wal Mart Outparcel off I-77 in Charlotte MSA**

For further information contact:

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## Property Highlights

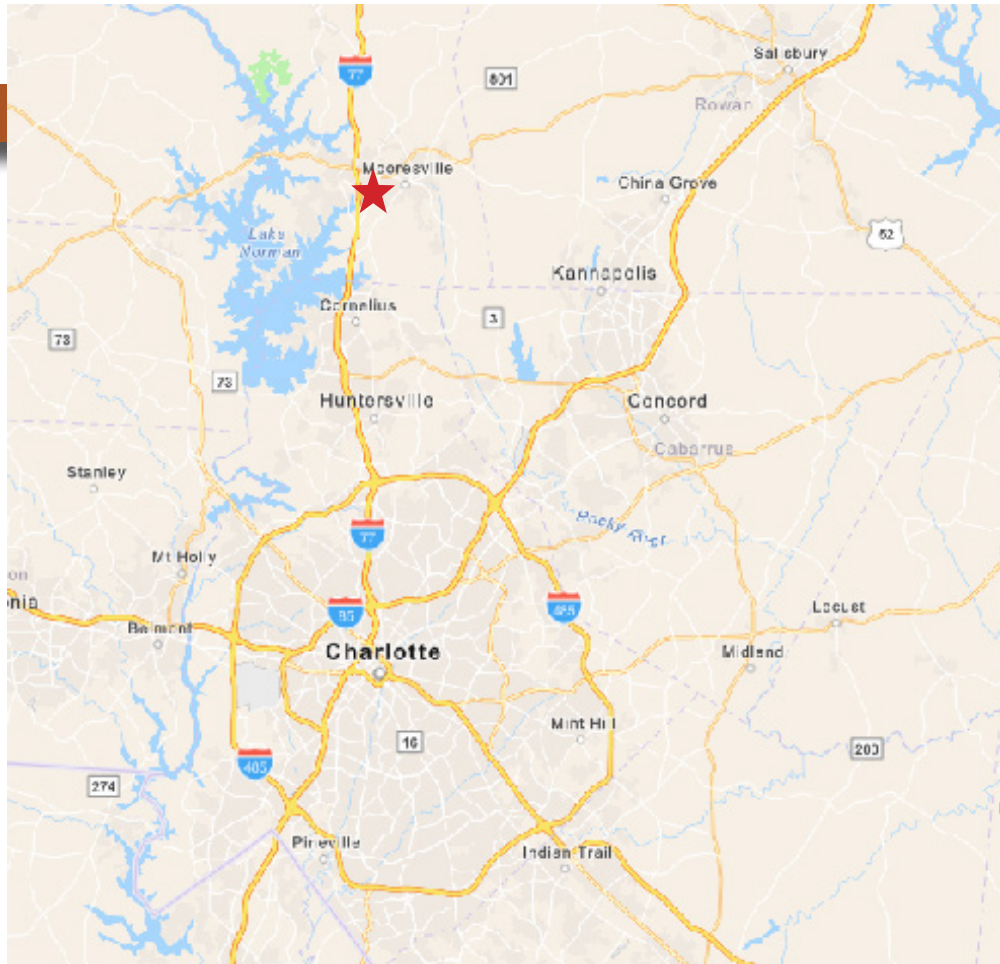
- Located on Exit 36 off I-77 in fast growing Mooresville NC market
- Strong demographics, Charlotte MSA
- Current Hwy 150 expansion project will give this site more visibility to the major corridor
- +/- 300 ft to Highway 150 (36,000 VPD)
- Fronting on entrance to almost 80 acres of retail development Mooresville Consumer Square consisting of over 270,000 SF of retail space
- Nearby retailers include; Walmart, Planet Fitness, Gabes, Dollar Tree, JoAnn, Ollies, AmStar Mooresville Movie Theater, Holiday Inn, Quality Inn, Pizza Hut, Cook Out, Wendys, Taco Bell, Autobell Car Wash, Fairfield Inn, Applebees



## Market Highlights

- Charlotte is currently the 3rd fastest growing city in the US
- Charlotte population projected to surge 47% from 2010 to 2030
- 5 Mile radius population expected to increase from 57,000 in 2010 to 84,000 in 2025
- Number of employees in Mooresville expected to double by 2025 ([www.mooresville.gov](http://www.mooresville.gov))
- Population expected to grow over 30% in the next 20 years according to Mooresville Comprehensive Plan





## Location/Demographics

### MAJOR INTERSTATES

I-77.....	<1 mile
I-40.....	<10 miles
I-85.....	<25 miles
I-485.....	<25 miles

### NEARBY CITIES

Salisbury.....	<25 miles
Concord.....	<25 miles
Charlotte .....	<30 miles
Gastonia.....	<45 miles

### Demographics- Population/HH Income

	1 miles	3 miles	5 miles
	3,488	37,357	75,777
	\$79,005	\$93,264	\$101,238
	825	2,582	3,488
	8,860	25,822	34,470

## Our Mission

Freeman Commercial Real Estate is a commercial, industrial, and investment real estate firm made up of associates committed to serving buyers, sellers, lessors and lessees in satisfying their real estate goals and objectives.

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