# **MOORESVILLE TOWN SQUARE**

**Bad Daddy's** BURGER BAR

WILLIAMSON ROAD, MOORESVILLE, NC 28117



### DESCRIPTION

- Two available spaces, can combine for up to 2,225 SF total
- 23,489 SF shopping center anchored by Lowes Foods with outparcels: The Goddard School and The Fountains Apartments
- Located at one of the most heavily traveled intersections in Mooresville and only <sup>3</sup>/<sub>4</sub> of a mile from I-77
- Mooresville is home to Lowe's Home Improvement Corporate Campus and Lake Norman Medical Center, two of Mooresville's largest employers
- Population has grown 54% since 2000

#### **BUILDING FEATURES**

PROPERTY SIZE	23,489 SF
AVAILABLE	UP TO 2,225 SF
TRAFFIC	
WILLIAMSON RD	23,600 VPD





#### FOR MORE INFORMATION, PLEASE CONTACT:

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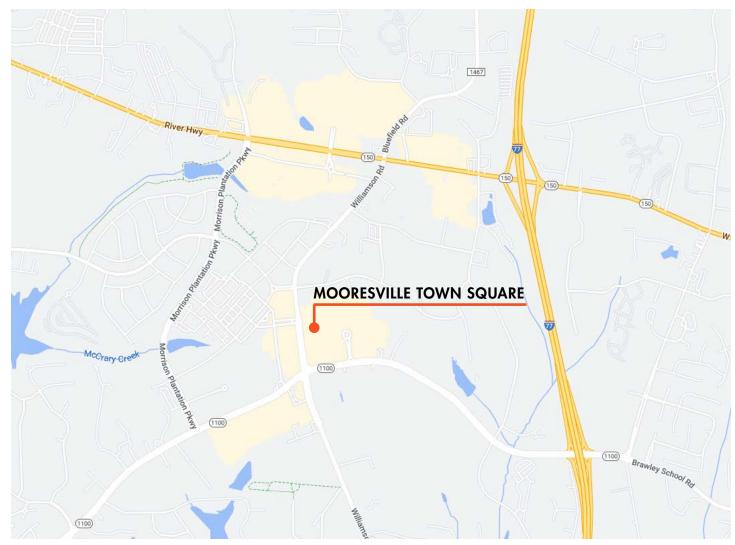
## SITE PLAN



SUITE	TENANT	SF
279 A	JIMMY JOHN'S	1,376
279 B	WHIT'S FROZEN CUSTARD	1,297
279 C	BAD DADDY'S BURGER BAR	4,634
279 E	AVAILABLE	1,127
279 F	AVAILABLE	1,098
279 H	GUISOS MEXICO	2,530
287 A	FYZICAL CLINICS OF THE CAROLINAS	2,134
287 E-1	ZEN MASSAGE	2,474
287 E-2	ROCKBOX	3,709
287 F	SERENITY NAIL SPA	1,041
287 H	NOTHING BUNDT CAKES	2,069



## DEMOGRAPHICS



1 MILE RADIUS			3 MILE	RADIU
	<u>ر م</u>	4,838 ESTIMATED POPULATION 2023	<u>ر م</u>	<b>37,3</b> estima
	(?0	38.0 Average age	(?0	39.1 averag
	[··O··]	\$148,419 avg household income 2023	[. <u>.</u> ]	<b>\$123</b> аvg нс
		7,906 TOTAL EMPLOYEES		23,9 total e

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ATED POPULATION 2023

AGE AGE

3,724 HOUSEHOLD INCOME 2023

957 Employees

#### 5 MILE RADIUS -



81,505 ESTIMATED POPULATION 2023



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39.8 Average age

\$135,766 AVG HOUSEHOLD INCOME 2023



36,463 TOTAL EMPLOYEES



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