

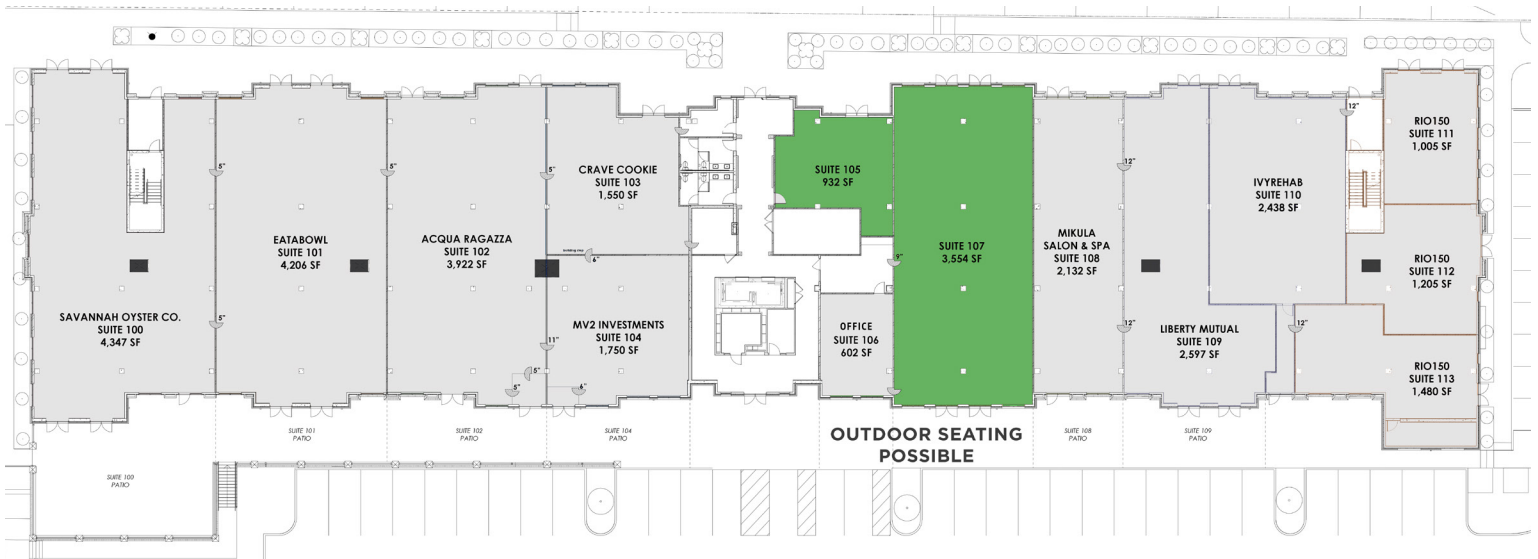
201 N. CHURCH STREET

FOR LEASE | MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE

RETAIL FOR LEASE IN MILL ONE (90-UNIT APARTMENT COMPLEX)



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SUITE 105

PROPERTY TYPE	Retail
AVAILABLE SF ±	932
LEASE RATE	\$40.00 psf, NNN

DESCRIPTION

±932 SF retail space available at Mill One, in the heart of downtown Mooresville! The space was previously a juice bar featuring a prep area with sink, counter with bar seating, high ceilings, and room for tables/additional seating. There is also a small grease trap (no hood vent). Ideal for a coffee shop or bar/lounge. Located under Mill One's 90-unit luxury apartments, near great restaurants, retailers, and next to Liberty Park.



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SUITE 107

PROPERTY TYPE	Retail
AVAILABLE SF ±	3,554
LEASE RATE	\$40.00 psf, NNN

DESCRIPTION

Fantastic retail opportunity! Located under Mill One's 90-unit luxury apartments, near great restaurants, retailers, and directly next to Liberty Park. Suite 107 is ±3,554 SF of prime retail space in shell condition, so it can be customized to fit a business' specific style and needs. \$40 psf TI allowance available to qualified tenant with acceptable lease terms. Outdoor seating overlooking Liberty Park is possible.



MOORESVILLE, NORTH CAROLINA

- #1 FASTEST GROWING CITY IN NORTH CAROLINA
GOBankingRates, 2023

- #2 FASTEST NC COUNTY POPULATION GROWTH
Charlotte Business Journal, 2023

- #1 LOWEST TAX RATE IN CHARLOTTE REGION
NC Department of Commerce, 2023

- #2 FASTEST GROWING RETAIL SECTOR IN NC
NC Department of Commerce, 2023

- #1 COUNTY FOR ECONOMIC GROWTH
(CHARLOTTE METRO)
Charlotte Business Journal, 2023

- #14 BEST COUNTIES TO LIVE IN NC
Niche 2023



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LIBERTY PARK - ADJACENT TO MILL ONE



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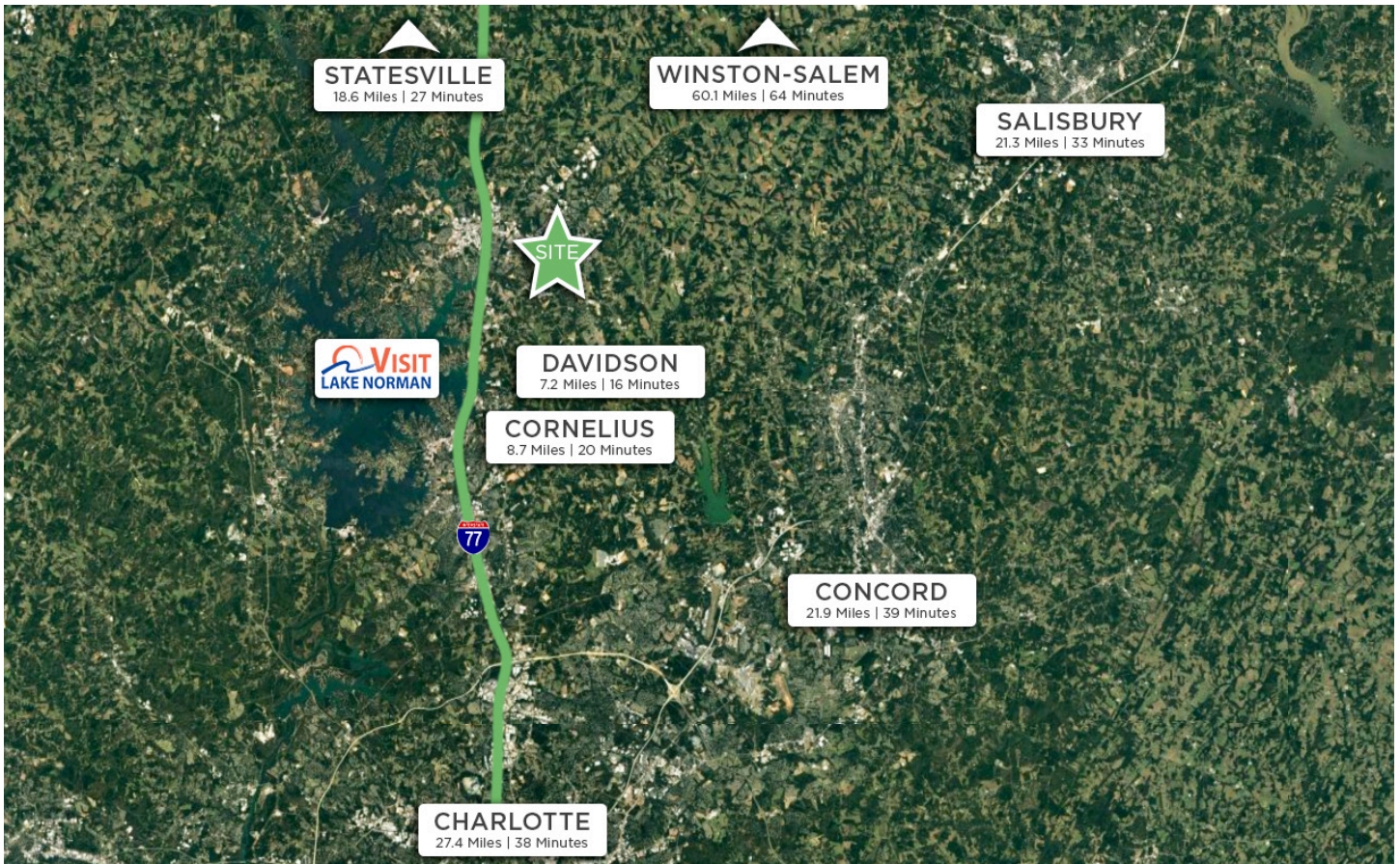
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MOORESVILLE, NORTH CAROLINA

Mooreville is located in the southwestern section of Iredell County, North Carolina, and is a part of the fast-growing Charlotte metropolitan area. The city is the most populous municipality in Iredell County. It is located approximately 25 miles north of Charlotte. Mooreville is the corporate headquarters of Lowe's Companies, Inc., one of the largest home improvement retailers in the world. Lowe's has a significant presence in the town, employing thousands of residents and contributing to the local economy. Mooreville is also known as the home of many NASCAR racing teams and drivers, along with an IndyCar team and its drivers, as well as racing technology suppliers. Mooreville is situated on the shores of Lake Norman, a large man-made lake created by the construction of the Cowans Ford Dam on the Catawba River. Lake Norman offers various recreational activities, including boating, fishing, and water sports, and it attracts many visitors and residents who enjoy its scenic beauty.



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