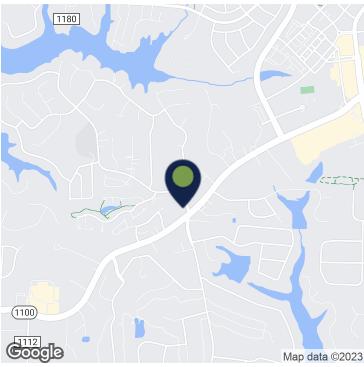
### **858 A BRAWLEY SCHOOL RD.** MOORESVILLE, NC 28117

#### **EXECUTIVE SUMMARY**





#### **OFFERING SUMMARY**

Available SF:

#### **PROPERTY OVERVIEW**

Check out this exciting leasing opportunity at 858 A BRAWLEY SCHOOL RD, located in the heart of Mooresville, NC. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Mooresville. Reach out to our team for further information and arrange a showing.

#### **PROPERTY HIGHLIGHTS**

| Lease Rate: | Currently Occupied    |  |
|-------------|-----------------------|--|
|             | Inquire if Interested |  |

Building Size:

10,505 SF



209 Powell Place Brentwood, TN 37027 http:legacypro.com

#### Presented By:

Legacy Commercial Property 847.904.9200 info@legacypro.com

# 858 A BRAWLEY SCHOOL RD.

MOORESVILLE, NC 28117

### **ADDITIONAL PHOTOS**



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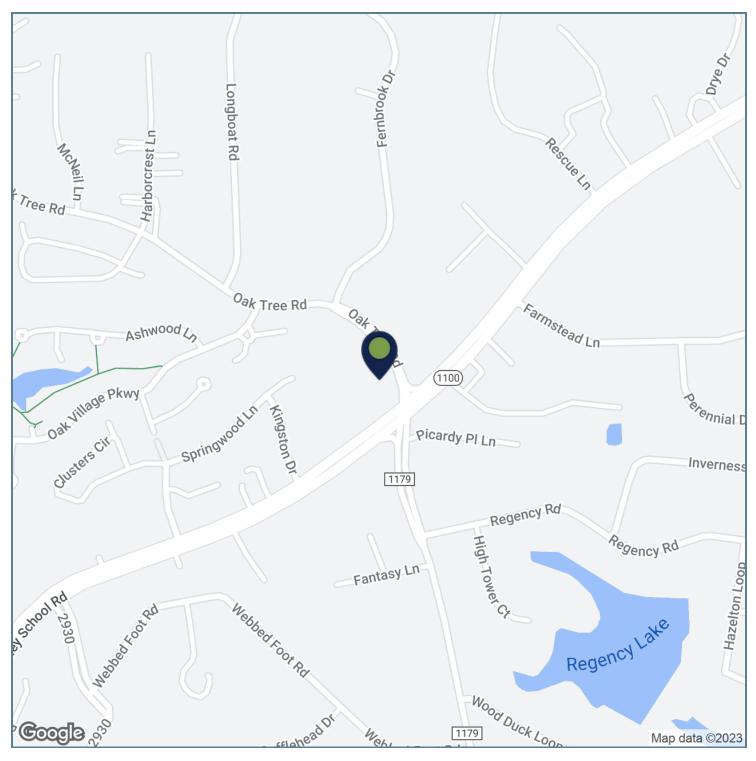


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LOCATION MAP



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## 858 A BRAWLEY SCHOOL RD.

MOORESVILLE, NC 28117

### **DEMOGRAPHICS MAP & REPORT**

| Conover Claremont Ca | atawba                                     | routman                           | 801                                   | T                         |
|----------------------|--|-----------------------------------|---------------------------------------|---------------------------|
| Newton<br>16         | C<br>Sherrills Ford                        | Bells<br>rossroads Maze           | Mt Ulla<br>ppa                        | Salisbury                 |
| Maiden<br>321        | Lake Norman<br>of Catawba<br>May<br>Denver |                                   | 152 China Gro<br>Landis<br>Enochville | 85<br>Faith<br>ve<br>(152 |
| Lincolnton           | Westport<br>16<br>73                       | Davidson<br>Cornelius<br>Caldwell | 3 Kannapolis<br>5<br>Map data         | ©2023 Google              |

| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 3,070     | 20,334    | 47,870    |
| Median age          | 39.9      | 39.4      | 38.2      |
| Median age (Male)   | 40.3      | 38.4      | 37.1      |
| Median age (Female) | 39.5      | 40.0      | 39.3      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 1,048     | 7,284     | 17,516    |
| # of persons per HH | 2.9       | 2.8       | 2.7       |
| Average HH income   | \$93,205  | \$96,000  | \$94,365  |
| Average house value | \$338,494 | \$420,808 | \$409,656 |

\* Demographic data derived from 2020 ACS - US Census

LEGACY COMMERCIAL PROPERTY

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