

FOR LEASE

±5,352 SF ON ±1.43 ACRES

137 Norman Station Boulevard, Mooresville, NC 28117

SECOND GENERATION
RESTAURANT AVAILABLE



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EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

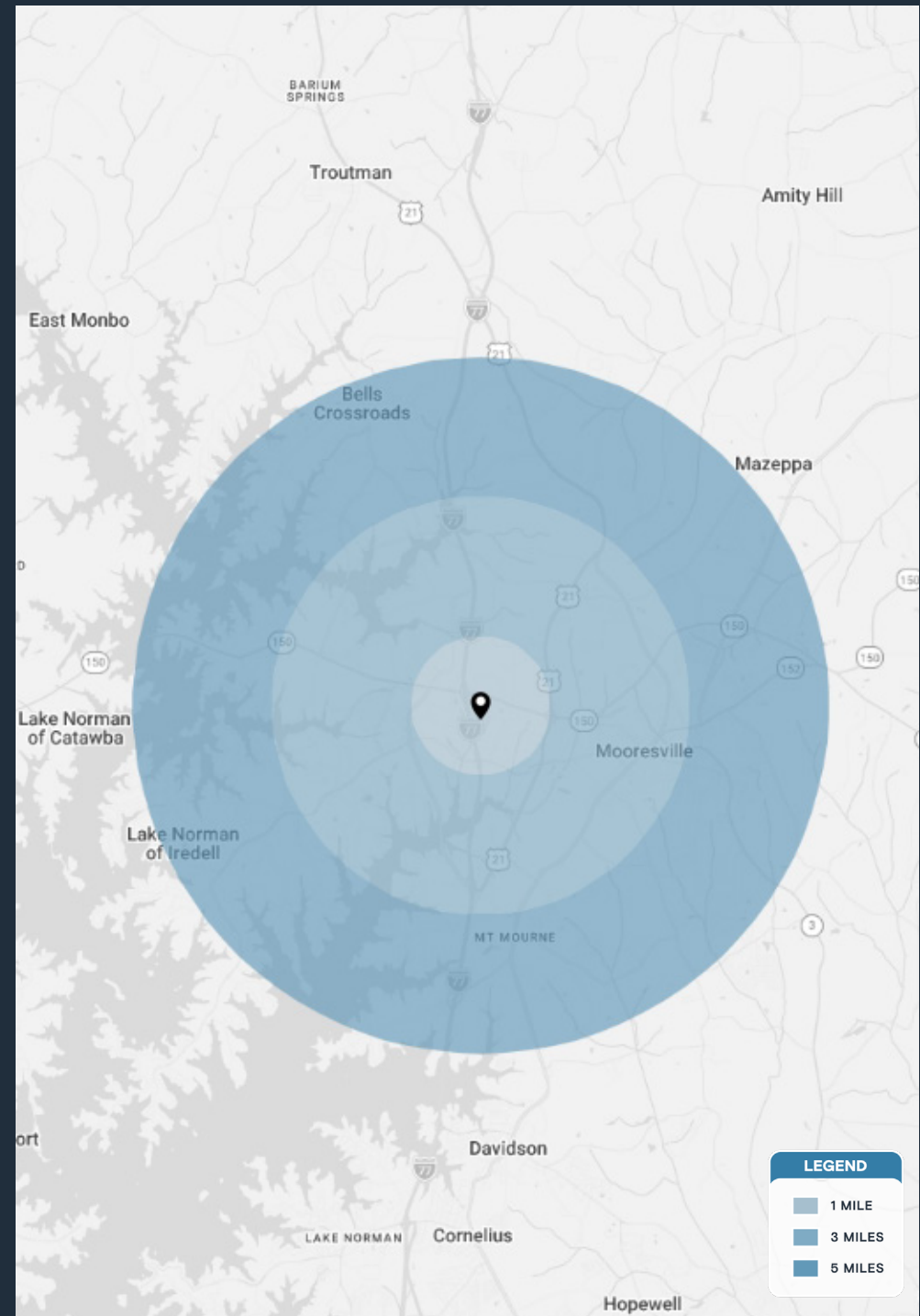
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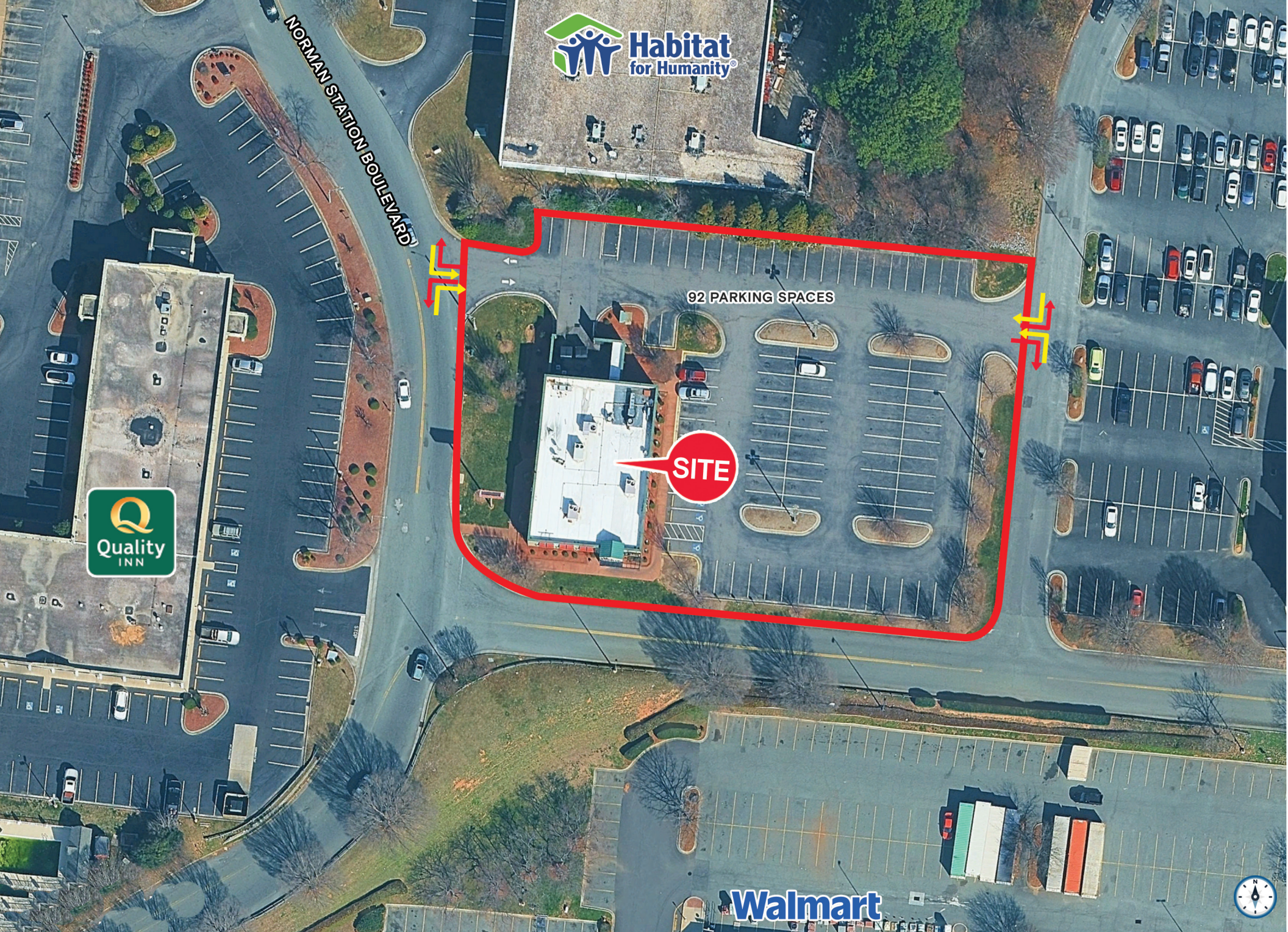
Property Overview

HIGHLIGHTS

- ±5,352 SF Second Generation Restaurant for Lease
- Parcel Size: ±1.43 AC
- Located in one of the Lake Norman region's fastest-growing trade areas
- Position is off Highway 150 – highest-traffic retail corridor in the market and minutes from I-77 (Exit 36)
- Surrounded by national retailers, hotels, medical facilities, and major employers, generating consistent daytime and evening traffic

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,470	43,680	88,180
HOUSEHOLDS	1,857	17,921	34,336
EMPLOYEES	3,884	21,928	29,572
AVERAGE HH INCOME	\$117,491	\$126,529	\$138,970
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	17,938	67,441	115,977
HOUSEHOLDS	7,529	27,007	45,225
EMPLOYEES	12,433	26,798	38,175
AVERAGE HH INCOME	\$124,255	\$130,859	\$143,504











Contact Brokers

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