

CONSUMER SQUARE MOORESVILLE NC

369 W PLAZA DRIVE | MOORESVILLE, NC 28117

Walmart
SUPERCENTER

five BELOW
DOLLAR TREE **D1**
JO-ANN **OLLIE'S OUTLET**

**FLOOR
DECOR**

AmStar
STADIUM CINEMAS

Holiday Inn
EXPRESS

HobbyTown **sam's club**
GNC **Cosmo Prof** **STYLE O' ENCORE**
H&R BLOCK **SALLY BEAUTY** **GameStop**

61,500 VPD



CONTACT

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FOR LEASE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

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369 W PLAZA DRIVE | MOORESVILLE, NC 28117

PROPERTY / LEASE INFORMATION

Asking Rate: Please Call

NNN: Please call

Available 12,575 SF

MARKET INFORMATION

Market Growth:

The population within a 3-Mile radius has grown at a rate of 12.5% during the last 5 years, with growth expected to continue at a rate of 8.65% during the next 5 years

Growing Longterm Market:

Population projections indicate that Mooresville, Davidson, Cornelius and Huntersville will add approximately 125,000 people by 2040 – an increase in 86% over the present combined population of the four towns

Strong Consumer Buying Power:

Average Household income within a 5-Mile radius is estimated at \$106,000

Dense Retail District:

Consumer Square is well-positioned in a high-density retail corridor that includes other high performing national tenants such as Lowe’s Home Improvement, Walmart, Target, Big Lots, Sam’s Club, Dick’s Sporting Goods and Harris Teeter.



2023 TRAFFIC COUNTS (NCDOT)

- 33,000 VPD on Plaza Dr.
- 61,500 VPD on I-77 North

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DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	3,447	38,899	82,228
AVERAGE HH INCOME	\$108,236	\$110,616	\$125,095
MEDIAN HH INCOME	\$71,929	\$90,685	\$103,138
BUSINESS ESTABLISHMENTS	813	2,979	4,492
DAYTIME EMPLOYMENT	7,557	24,772	37,488

OWNED BY OTHERS

AmStar
STADIUM CINEMAS

Walmart
SUPERCENTER



Terrace Rd.

18 **OLLIE'S** Bargain OUTLET

19 **JO-ANN**

20 **D1**

21 **DOLLAR TREE**

22 **FIVE BELOW**

27

**FLOOR
DECOR**

RENT ROLL

SUITE	TENANT	SQUARE FT
18	Ollie's Bargain Outlet	30,000 SF
19	JO-ANN	12,000 SF
20	D1 Fitness	8,500 SF
21	Dollar Tree	12,500 SF
22	Five Below	12,575 SF
27	Floor & Decor	67,101 SF

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----- **Site Property**

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