



## KEY FEATURES

- 11,406 SF can be leased as-is
- Located in Charlotte MSA, ranked one of top MSAs for US growth
- Situated in premier trade area between established residential neighborhoods
- Signalized corner with high traffic count - ±53,310 VPD including Brawley School and Williamson Roads
- Affluent Charlotte suburb, ±86k average HHI w/in 1 mile radius
- Sublease opportunity
- Built 2009
- Sublease term (5/31/30)

FREESTANDING RETAIL

SUBLEASE \$10/SF MG

## DARK WALGREENS

614 Brawley School Road  
Mooresville, NC 28117

This ± 11,406 SF building, previously a Rite Aid drug store, can be leased as-is. This Mooresville location is expected to grow over 10% over the next 5 years, and it is included in the Charlotte MSA, ranked one of the top MSAs for growth in the US! Mooresville is an affluent suburb with an average household income of over \$86k. On a signalized corner, Brawley School Rd. experiences a VPD of ±27,700 and Williamson Road sees ±25,610 - that's ±53,310 VPD combined! This retail building adjoins established residential neighborhoods and is adjacent to Mooresville Town Square shopping center, anchored by Lowe's.

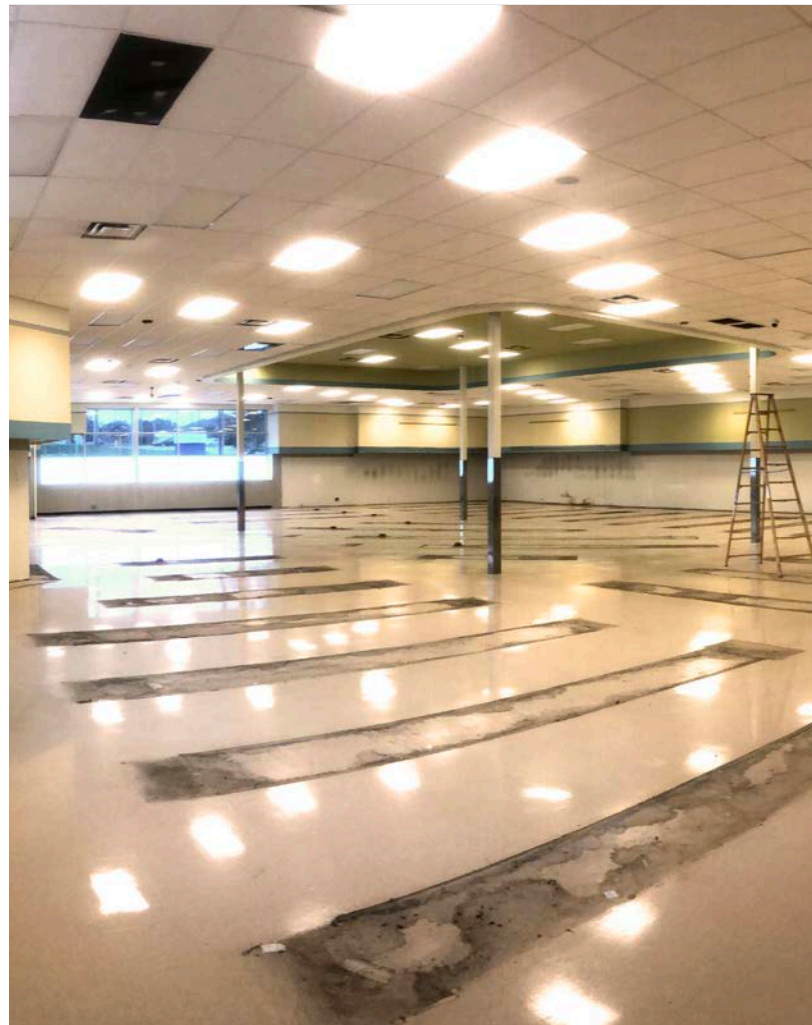
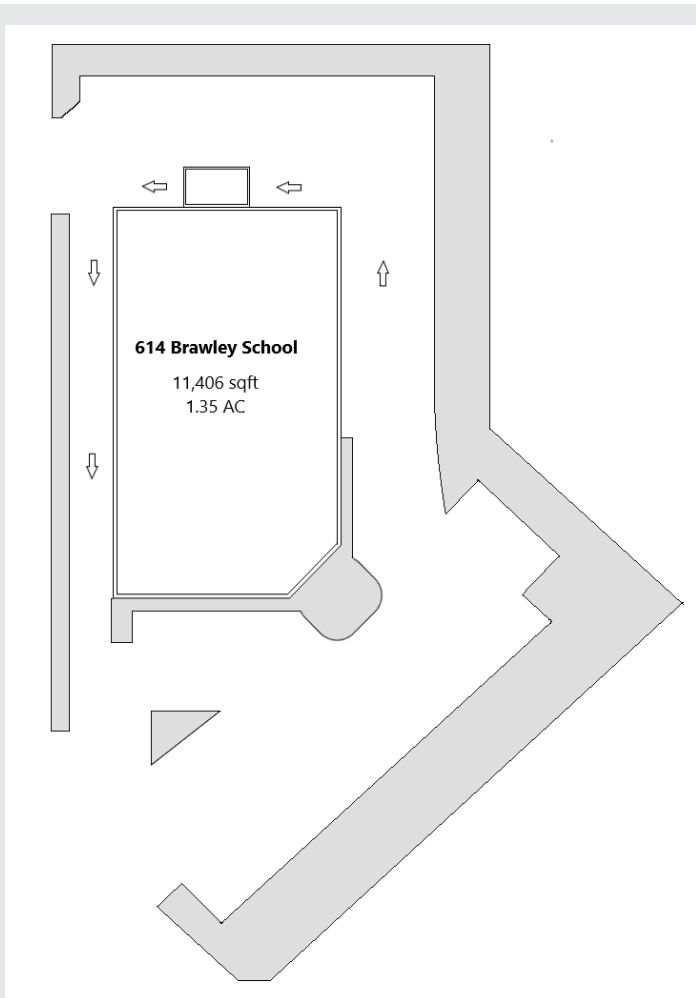
LEARN MORE ABOUT THIS PROPERTY

### STEVE VALLOS

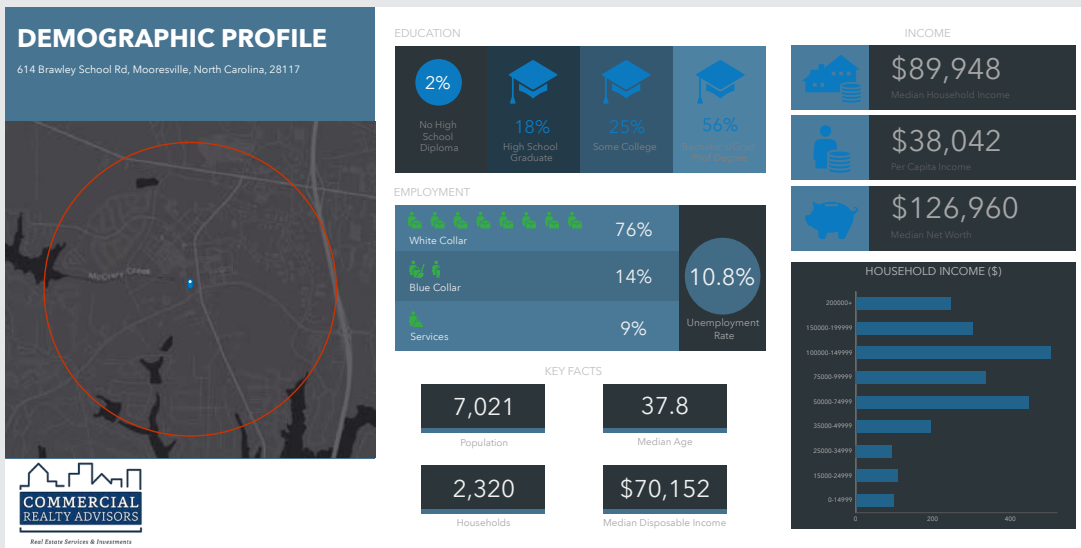
Steve@commercialrealtync.com

336.793.0890, ext 105

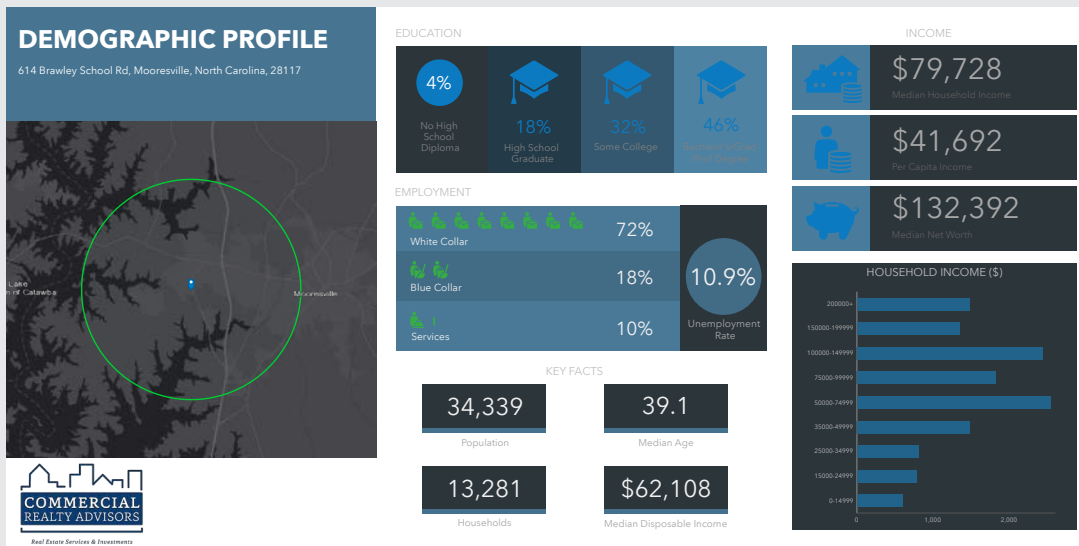




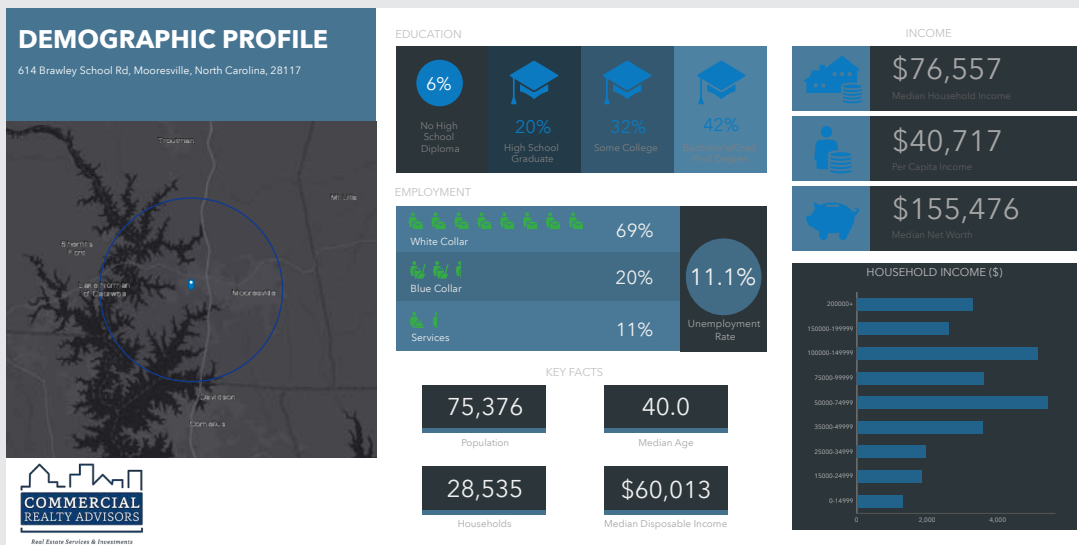
## 1 MILE RADIUS



## 3 MILE RADIUS



## 5 MILE RADIUS



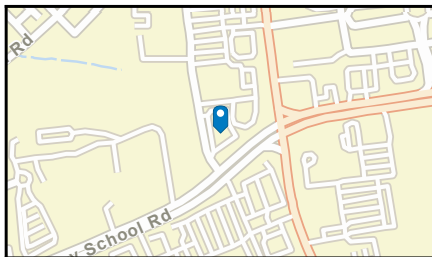
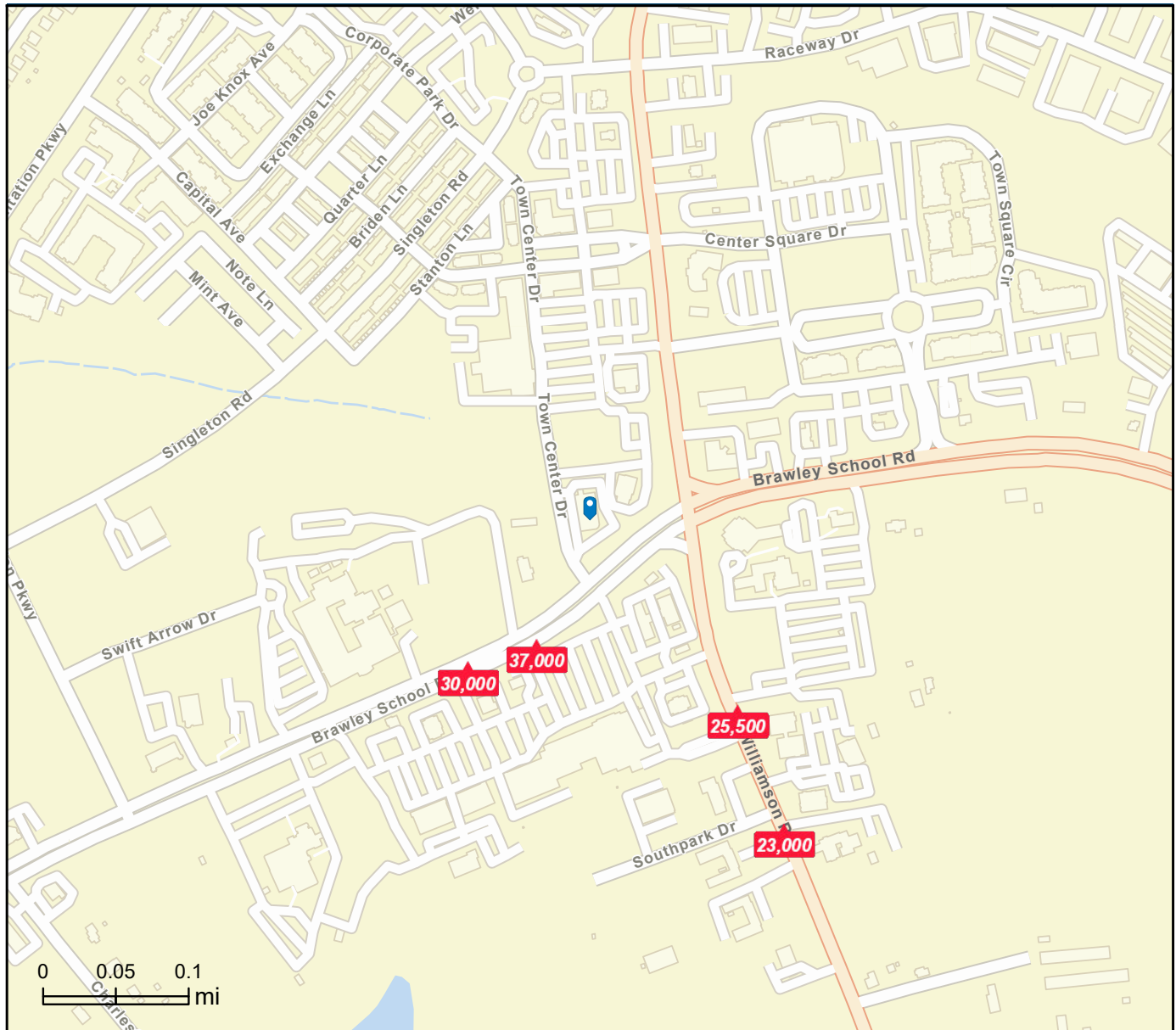




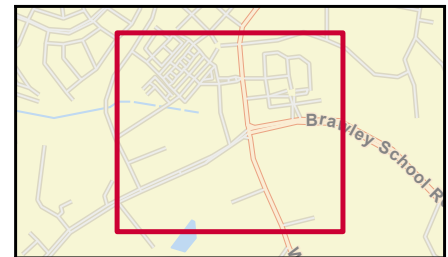
## Traffic Count Map - Close Up

614 Brawley School Rd.  
614 Brawley School Rd, Mooresville, North Carolina, 28117  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.58394  
Longitude: -80.87499



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).



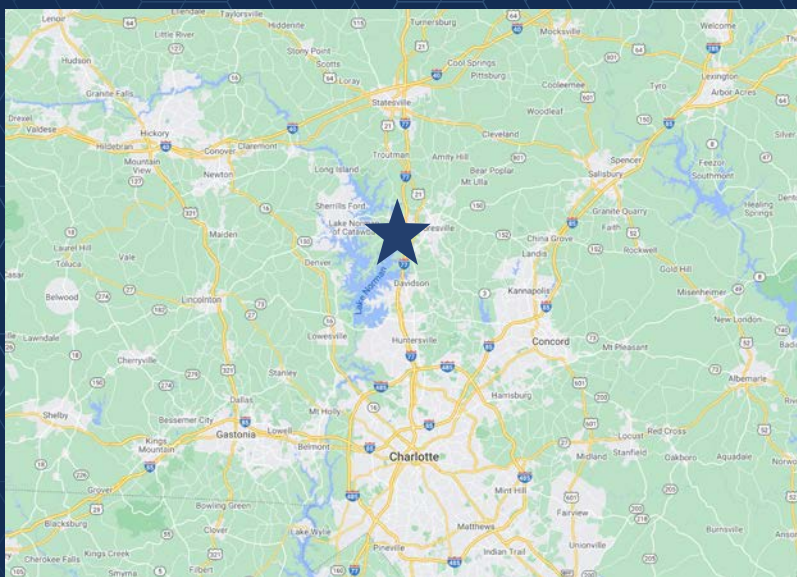
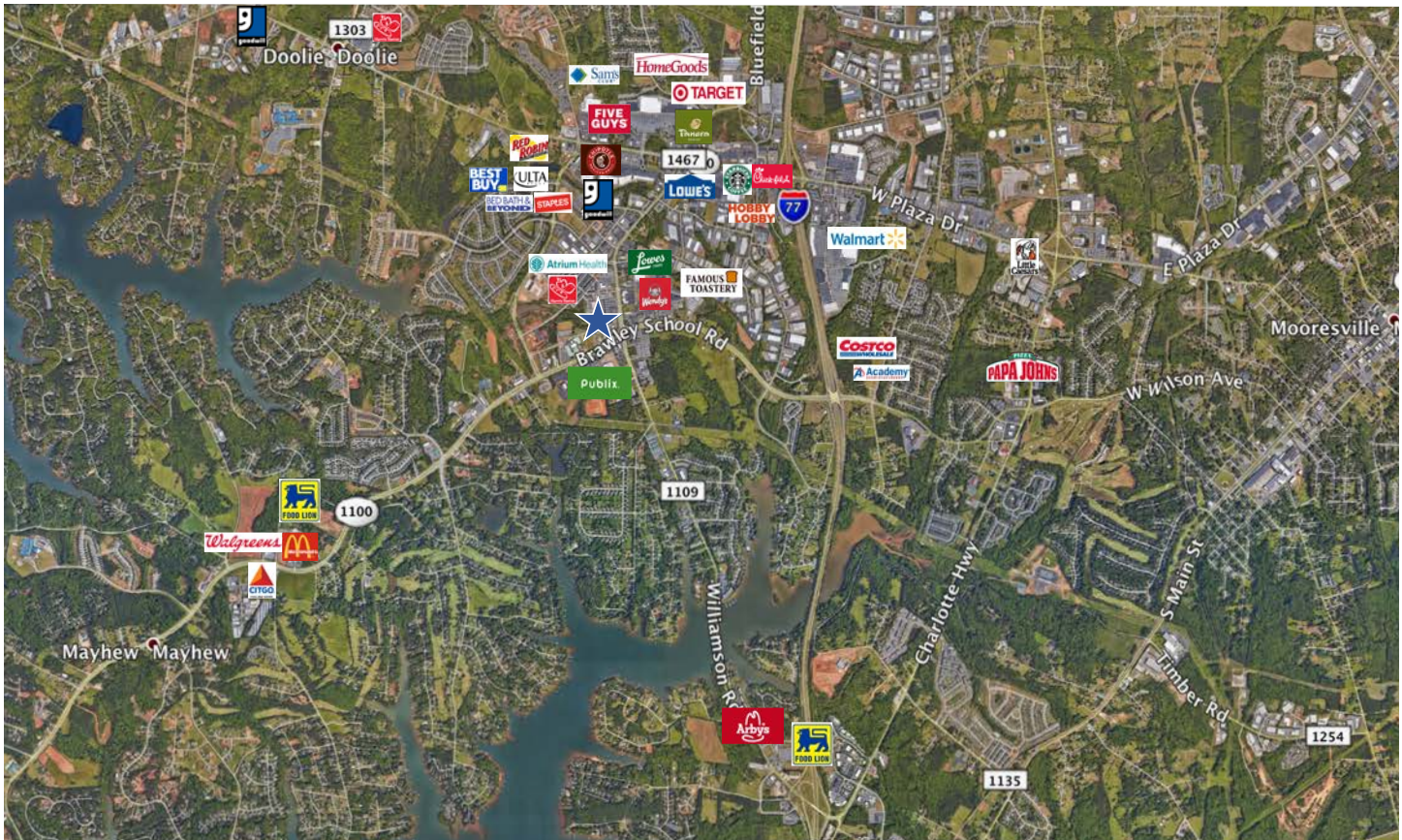
# DARK WALGREENS

LOCATION					
Address	614 Brawley School Rd.	City	Mooresville	State	NC
Zip	28117	County	Iredell		
PROPERTY DETAILS					
Property Type	Freestanding Retail	Acres ±	1.30	Available SF ±	11,406
Building SF ±	11,406	Floors	1	Year Built	2009
TAX INFORMATION					
Zoning	CUCMX	Tax Pin	4647-22-5744	Tenancy	NA
PRICING & TERMS					
Price Guidance*	\$10 PSF	Lease Type	Modified Gross**	Term Expiration	5/31/30

\*Price and terms subject to approval by Walgreens Real Estate Committee.

\*\*Excludes: utilities, insurance, and maintenance.





## LOCATION FEATURES

- In Charlotte MSA, ranking among top MSA's in the US for growth
- High VPD location with  $\pm 49,600$  (Brawley School and Williamson Roads combined)
- Signalized corner
- Located in Mooresville, an affluent Charlotte suburb
- Adjacent to Mooresville Town Square, anchored by Lowe's