

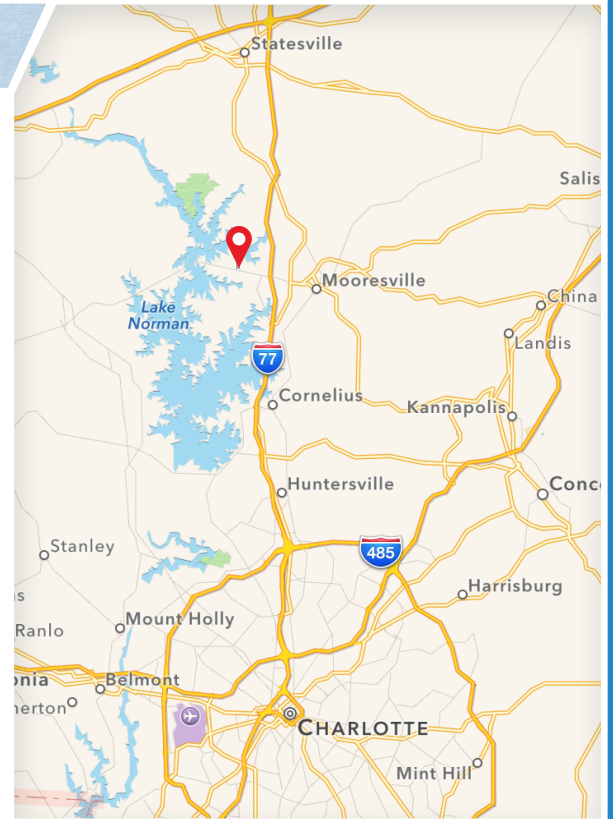
# THE VILLAGE AT BYERS CREEK // MOORESVILLE, NC

106 Argus Lane, Mooresville, NC 28117



## JOIN HARRIS TEETER

- The Village at Byers Creek is a Harris Teeter-anchored shopping center located at the intersection of River Highway and Perth Road, 5.7 miles west from Mooresville, NC.
- Rapidly growing western section of Mooresville, convenient to Lake Norman.
- 1,200 SF of retail space is currently available.



## TRAFFIC COUNTS

NC-150/River Hwy - 24,000 ADT  
Perth Road - 8,900 ADT

DEMOGRAPHICS	3 Mile	5 Miles	7 Miles
Population	23,098	54,520	89,268
Households	8,934	21,268	34,525
Median HH Income	\$82,626	\$86,144	\$83,506
Active Businesses	1,667	2,919	3,826

## TENANTS

SUITE	TENANT	SIZE
130	Saks Orthodontist	3,500 SF
124A	Jack the Dipper	1,148 SF
124B	Nails of America	1,200 SF
124C	Available	1,200 SF
118	Harris Teeter	48,756 SF
112A	Postal Annex	1,400 SF
112B	Mad Vapes	1,400 SF
112C	China II	1,400 SF
112D	Subway	1,400 SF
108A	Great Clips	1,200 SF
108B	Edward Jones	1,200 SF
108C/D	Johnny Brusco's	2,300 SF
106A/B	Mazatlan Mexican Restaurant	2,300 SF
106D	Lakeshore Dentistry	2,400 SF
128A/D	Sports Page	5,200 SF
128E	Martinizing Dry Cleaning	1,300 SF
128G	Lake Norman Regional Medical	2,482 SF
<b>TOTAL</b>		<b>79,786 SF</b>



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