

408 N MAIN STREET, MOORESVILLE, NC 28115

408 N MAIN

DOWNTOWN MOORESVILLE



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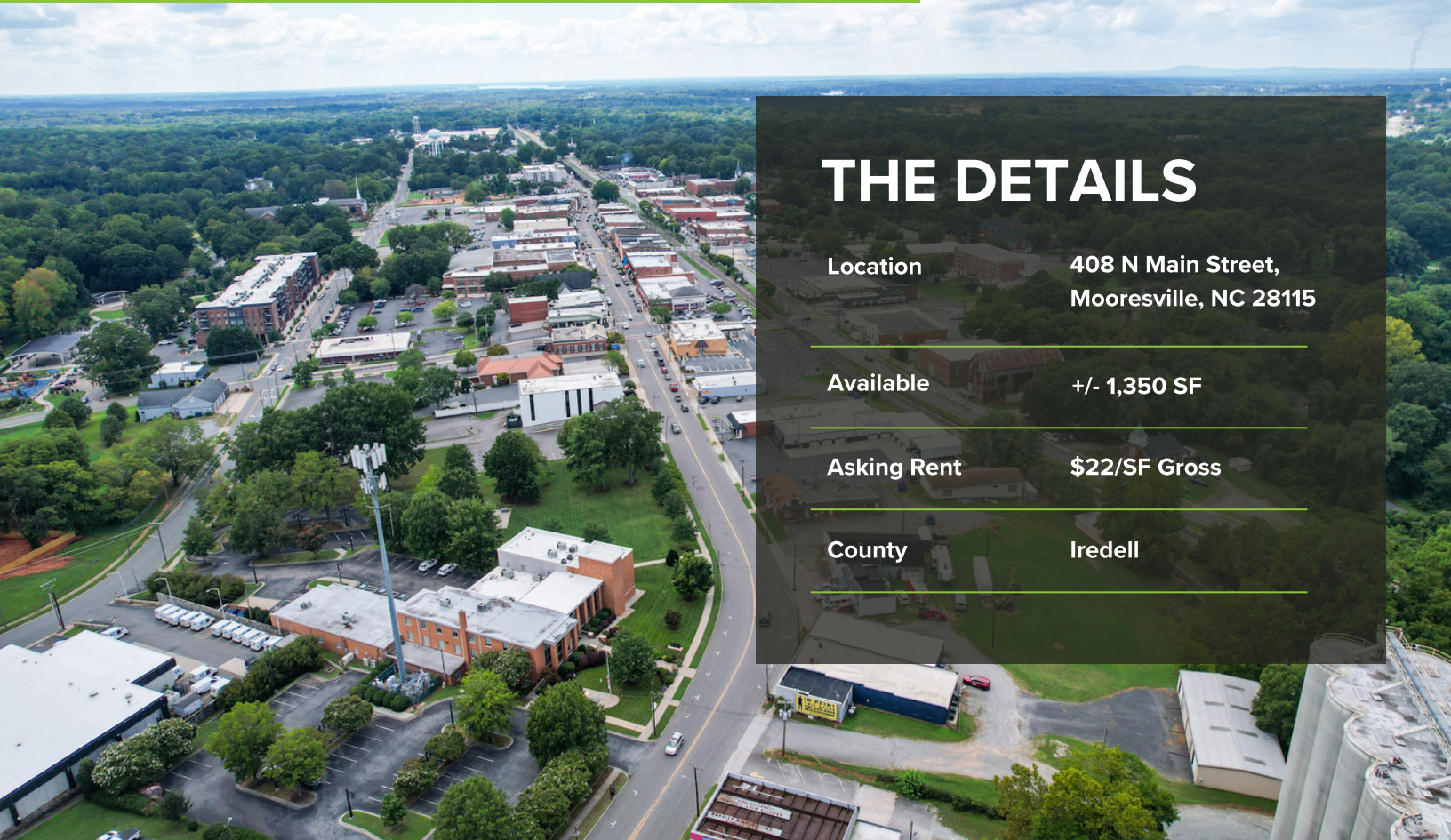
ABOUT THE PROPERTY

OFFICE/RETAIL SPACE FOR LEASE

- ±1,350 SF ground-floor storefront suite on North Main Street in downtown Mooresville
- Offered at \$22.00 per square foot, gross — utilities separately metered
- Zoned TD (Traditional Downtown), permitting retail, office, personal service, and food and beverage uses
- Move-in-ready second-generation build-out: reception and lobby, private offices, conference and training rooms, open work area, and finished break room
- Storefront glass with direct sidewalk entry and on-street parking at the door
- Walkable to downtown Mooresville's restaurant, retail, and civic core
- Minutes to I-77 Exit 36 and the Lake Norman trade area
- Mooresville has grown roughly 13% since the 2020 census, among the fastest-growing towns in the Charlotte metro



408 N MAIN ST



THE DETAILS

Location	408 N Main Street, Mooresville, NC 28115
Available	+/- 1,350 SF
Asking Rent	\$22/SF Gross
County	Iredell

ABOUT THE PROPERTY

PROPERTY FEATURES

Utilities	Separately metered
Zoning	TD - Traditional Downtown
Space Type	Ground-floor storefront retail/office
Condition	Second generation, move-in ready









ABOUT THE AREA

MOORESVILLE, NC

Mooreville sits in southern Iredell County on the eastern shore of Lake Norman, roughly 25 miles north of uptown Charlotte along the I-77 corridor. Incorporated in 1873 and built up around the railroad and the textile mills that followed it, the town has kept its historic Main Street commercial district intact while the surrounding trade area has expanded rapidly.

Today Mooreville is widely known as “Race City USA.” Dozens of NASCAR race shops, motorsports suppliers, and the NASCAR Technical Institute are based here, and Lowe’s Companies maintains its corporate headquarters in town. That employment base, combined with Lake Norman’s residential growth, has made Mooreville one of the fastest-growing communities in the Charlotte metro.

Downtown Mooreville has seen sustained reinvestment, with restaurants, breweries, boutiques, professional offices, and year-round public events drawing consistent foot traffic to the Main Street district. The subject sits within that district on a ground-floor storefront position.

52,381

2024 EST. POPULATION

57,078

2026 EST. POPULATION

+12.9%

GROWTH SINCE 2020

\$89,647

MEDIAN HH INCOME

\$72,388

NC MEDIAN HH INCOME

35.8

MEDIAN AGE

