

# For Sale

Owner/User or  
Redevelopment



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**6 SUMMIT**  
PARTNERS

120 Gallery Center Drive  
 Mooresville, NC 28117

### Summary:

- 2.54 acres with existing 7,956 SF Golden Corral Restaurant
- Restaurant built in 2014
- Located off exit 36 (Highway 150) in Mooresville NC
- Outstanding opportunity for owner/user or developer  
Zoned CC (Community Commercial) allowing variety of commercial uses including retail or hotel

# Property Overview



## Purchase Price:

- \$3,200,000

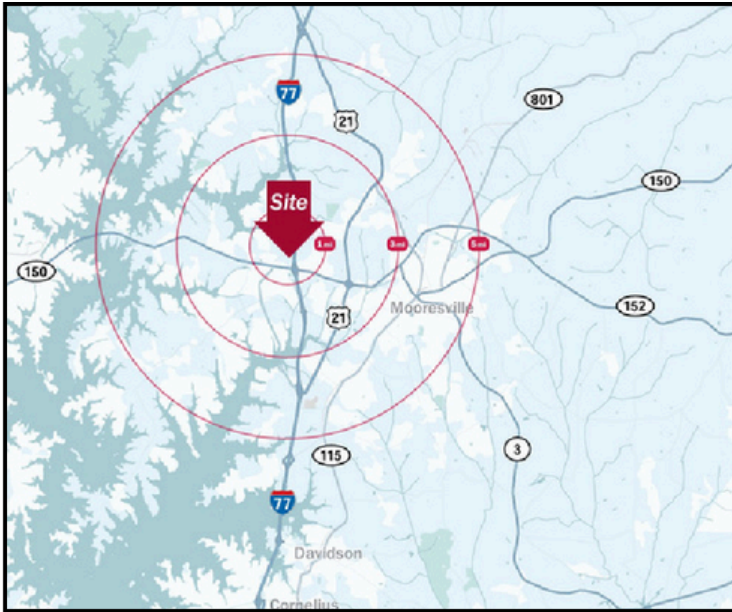
## Location:

Site is less than ¼ off I-77 at exit 36, offering highway visibility at one of north Charlotte's busiest intersections.

Surrounded by mix of retailers: Target, Sam's Club, Lowe's Home Improvement, Walmart, Best Buy & numerous others  
Over 10 hotels located within a ½ mile radius



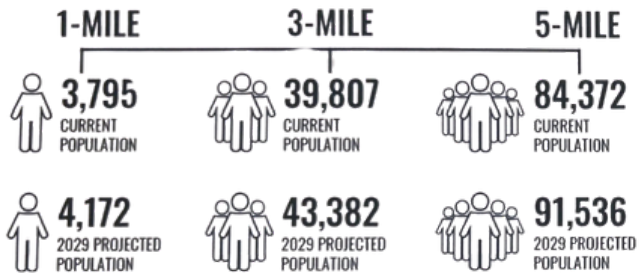
# Location



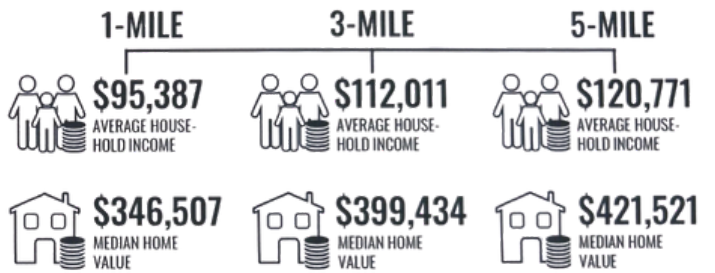
New I-77 bridge will access to the north of the site and provide additional ease of access and connectivity to numerous retail amenities. Bridge and road widening fully funded and projected to begin in 2029.

# Demographics

## POPULATION



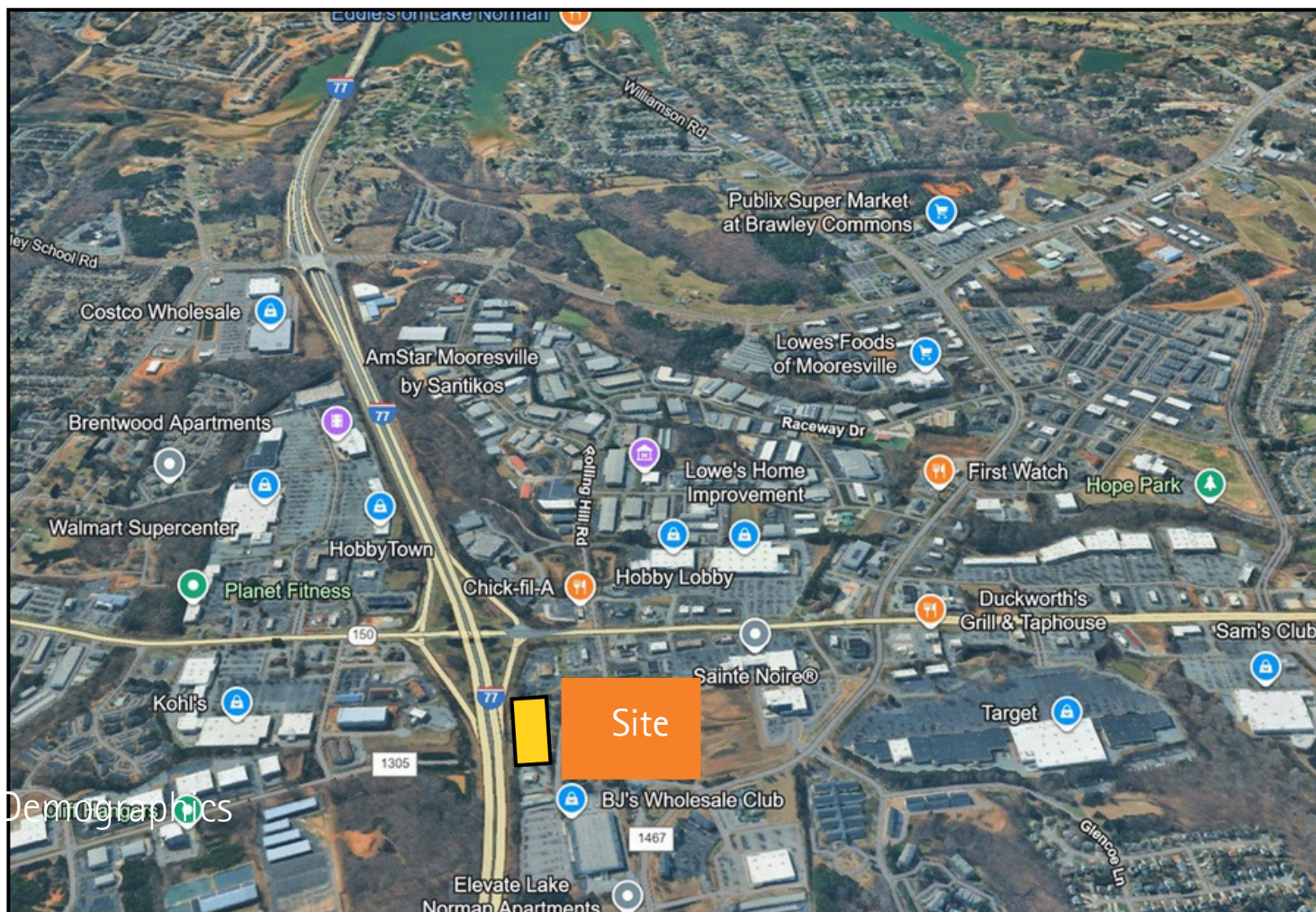
## HOUSEHOLDS & INCOME



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# Local Area



## Traffic Count

	AADT
HWY 150	36,000 (2023)
I-77	64,500 (2023)