

# MARATHEA PLAZA



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## ABOUT THE PROPERTY

# RETAIL SPACE FOR LEASE

- Building signage available
- Abundant parking
- Well located with direct visibility on Charlotte Highway
- Minutes to I-77 and Highway 150 / River Highway
- Easy access from surrounding densely populated residential communities
- Co-tenants include:
  - Petal Perfections
  - Pearl Nails
  - Rock Fit
  - Addictive Beauty
  - Firm Foundations Martial Arts
  - I Bambini Italian Restaurant
  - Sterling Vapes
  - Daily Fitness
  - Elite Interior Fashions
  - Faderight Barber
  - New York Deli & Bagels
  - Huangs Chinese Restaurant
  - Marty's Grill
  - Azaela Corner
  - Jackson Hewitt
  - Papa John's





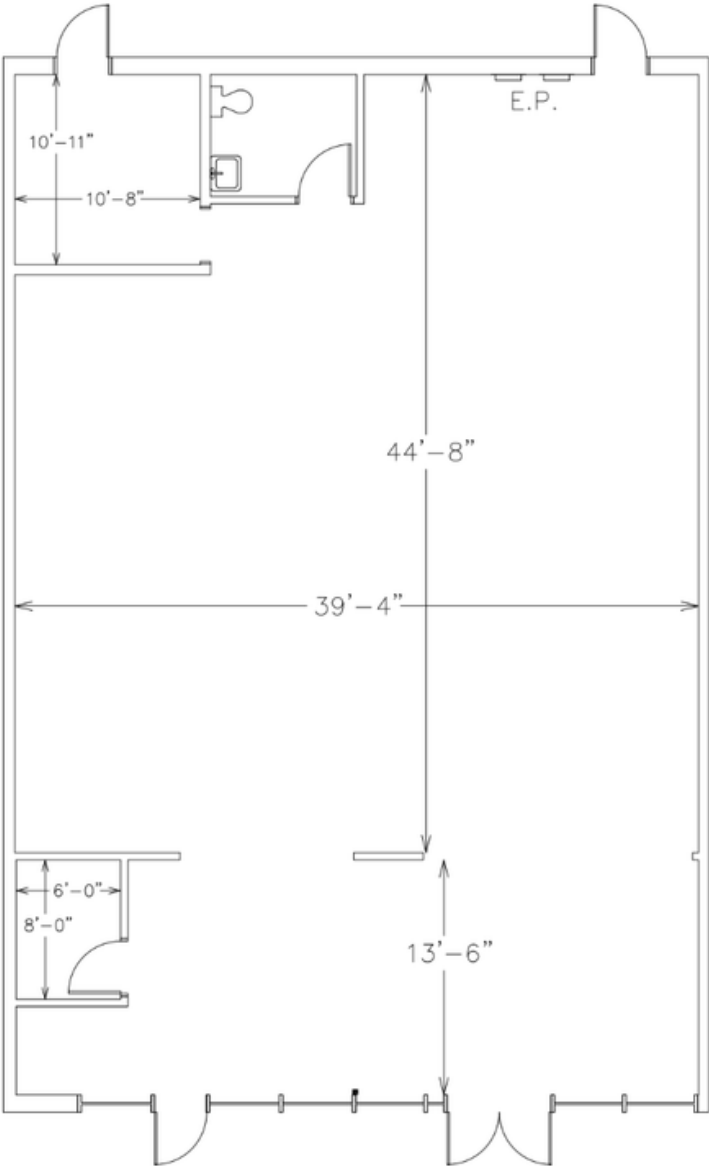
# THE DETAILS

|               |                                                  |
|---------------|--------------------------------------------------|
| Location      | 2785 Charlotte Highway, Mooresville, NC Suite 23 |
| County        | Iredell                                          |
| Year Built    | 1998                                             |
| Traffic Count | 20,000 AADT                                      |

# AVAILABLE SPACE

| Suite | SF             | Floor | Rent              | Lease Type   | Notes               |
|-------|----------------|-------|-------------------|--------------|---------------------|
| 25    | 1,200-2,400 SF | First | \$23 - \$24.50/SF | NNN (\$4.95) | Available 10/1/2026 |





2785 CHARLOTTE HWY  
SUITE 11-12  
MOORESVILLE NC  
2,421 TOTAL SF





ABOUT THE AREA

# MOORESVILLE, NC

Located about 25 miles north of Charlotte, Mooresville offers convenient access to a major city while maintaining a smaller-town charm. Easy access to Interstate 77, which connects Mooresville to Charlotte and other regional hubs.

Known for its business-friendly environment, Mooresville is home to a variety of companies, including NASCAR teams, technology firms, and manufacturing businesses. Notable employers include Lowe's Companies Inc. (headquartered nearby in Mooresville), various NASCAR teams, and a range of local businesses.

The property's proximity to Lake Norman provides ample recreational activities such as boating, fishing, and watersports. Lake Norman's picturesque setting adds to the area's appeal, offering beautiful views and outdoor leisure options.

Mooresville is actively promoting mixed-use development, especially around growth nodes like Village Centers. Attracting residential, commercial, and light industrial development due to strategic location and amenities.

Mooresville has a rapidly growing population, which can drive demand for real estate and development. Known for its family-friendly atmosphere, good schools, and community events, Mooresville offers a high quality of life.

According to the NY Post, Mooresville is the fastest growing suburb in the U.S. Mooresville has seen a 27% increase in population over the last decade.

Factors that contribute to the growth of Mooresville include affordable housing compared to nearby Charlotte, attractive to families and professionals seeking suburban life, and strong local economy and job opportunities.

In response to such rapid population growth, Mooresville has had significant real estate development and new amenities. Continued growth is expected due to ongoing investments and desirability.

