

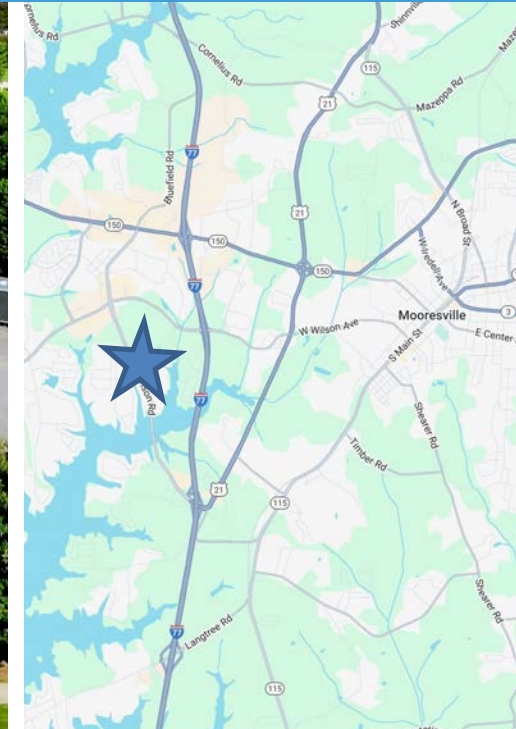
HARBOR SQUARE

491 WILLIAMSON ROAD, MOORESVILLE, NC 28117

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 1,031 - 1,618 SF MOVE-IN-READY OFFICE SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- **Suite 203:** ± 1,031 SF move-in-ready office space available
- **Suite 207:** ± 1,618 SF move-in-ready office space available
- Two large private offices, one conference room and storage room
- ± 28,906 SF shopping center with retail and office tenants
- Strategically located on Williamson Road
- Close proximity to I-77 and NC-150 (River Hwy)
- Ample parking
- Excellent visibility with large signage opportunities
- Minutes from Mooresville's major retail corridor with national tenants including Lowe's, Target, Sam's Club, Best Buy, Staples, Barnes & Noble, and more!



CALL BROKERS FOR PRICING

BROKER CONTACT

JOHN CALHOUN
704.927.2883
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MACLAIN HUGUE
704.927.2890
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HARBOR SQUARE

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MARKET
AERIAL

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HARBOR SQUARE

491 WILLIAMSON ROAD, MOORESVILLE, NC 28117

SUITE 203
PHOTOS

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HARBOR SQUARE

491 WILLIAMSON ROAD, MOORESVILLE, NC 28117

SUITE 203
FLOOR PLAN

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AVAILABLE
SUITE 203
1,031 SF

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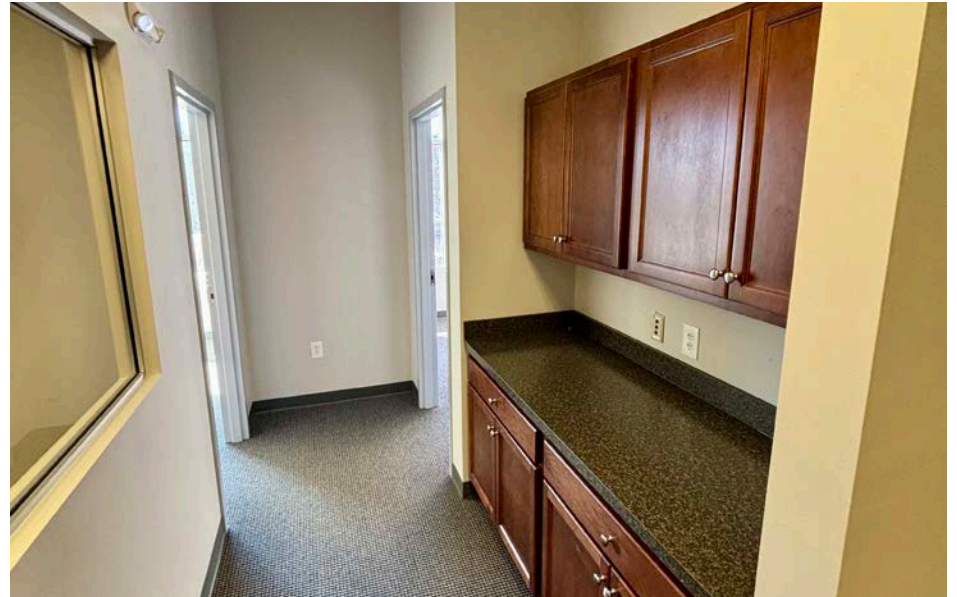
HARBOR SQUARE

491 WILLIAMSON ROAD, MOORESVILLE, NC 28117

SUITE 207
PHOTOS

NS New South
Properties
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HARBOR SQUARE

491 WILLIAMSON ROAD, MOORESVILLE, NC 28117

SITE PHOTOS

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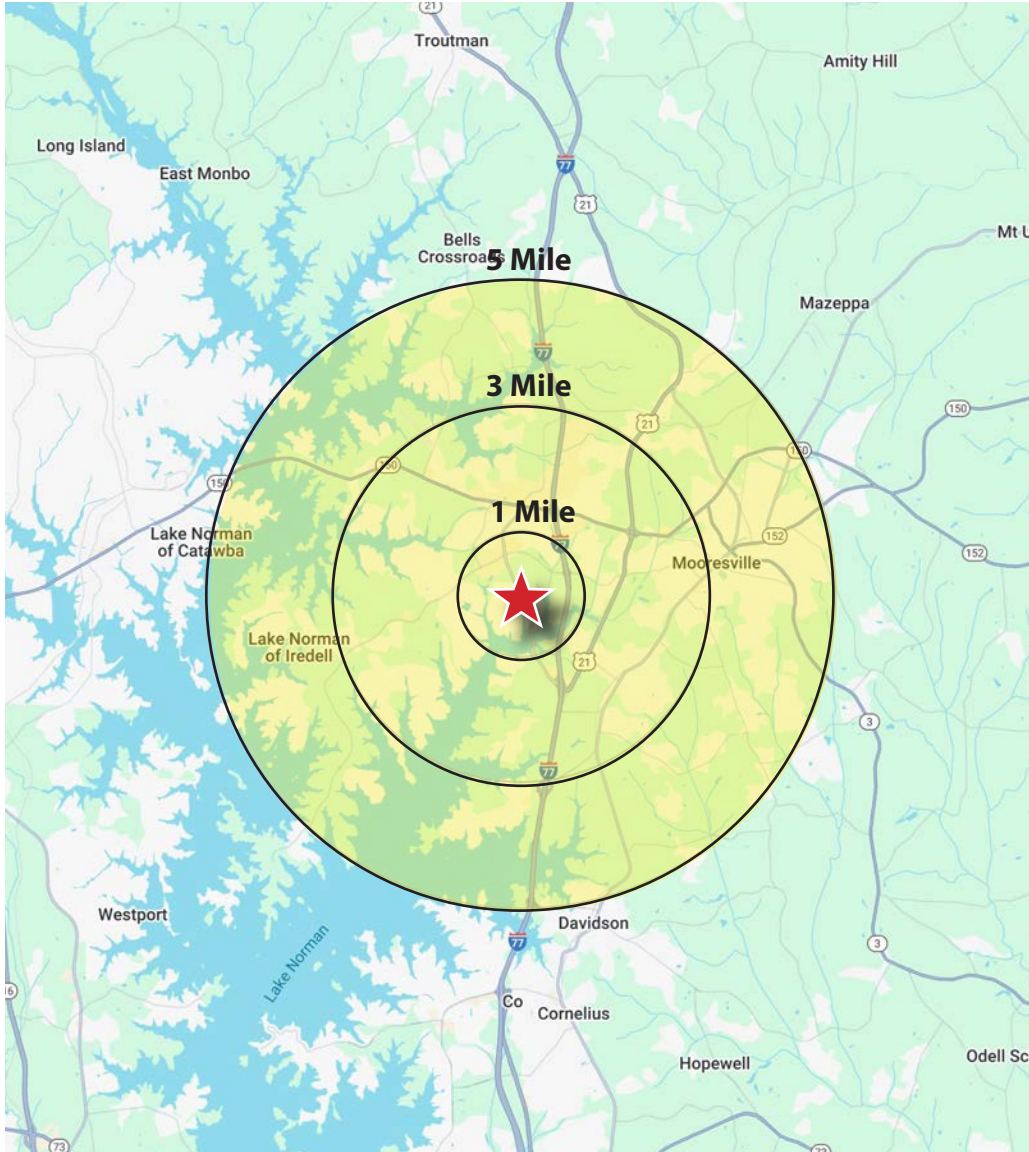
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DEMOGRAPHICS

± 1,031 - 1,618 SF MOVE-IN-READY OFFICE SPACE AVAILABLE



POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	3,849	40,586	84,580
2030 Projected Population	4,324	46,749	97,120
Projected Annual Growth (2025-2030)	475 2.5%	6,163 3.0%	12,539 3.0%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Estimated Households	1,681	17,271	34,304
2030 Projected Households	1,921	20,219	39,973

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$157,905	\$134,777	\$145,461

BUSINESSES	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	632	2,917	4,928
2025 Estimated Total Employees	4,101	24,033	38,274

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