



FOR LEASE

FREESTANDING 2ND GEN RESTAURANT

116 Bridgewater Lane
Mooreville, NC

- 3,460 SF freestanding former Arby's (2nd generation restaurant) with full kitchen & existing infrastructure
- 0.86 AC outparcel with 107' frontage on Bridgewater Ln offering excellent visibility
- Signalized access in a high-traffic, highly car-friendly corridor
- 34 parking spaces (12.41/1,000 SF ratio)
- Built in 2006 – modern construction; single-tenant standalone ideal for brand presence

**FOR MORE INFORMATION
PLEASE CONTACT**

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**BVBELK
PROPERTIES**

REAL ESTATE ACQUISITION / MANAGEMENT / SALES / LEASING

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Location Overview

116 Bridgewater Lane | Mooresville, NC

- Minutes from major national retailers including Walmart, Target, Costco Wholesale, Lowe's, and Sam's Club
- Strong daytime population supported by surrounding retail, employment, and dense residential growth
- Immediate access to I-77, providing excellent regional connectivity and traffic flow
- Established quick-service, grocery, and national retail trade area driving consistent consumer traffic



Demographics

	1 Mile	3 Miles	5 Miles
 Population	4,443	35,663	94,290
 Median Age	39.6	40.8	40.5
 Employment	3,991	24,547	41,842
 Avg. HH Income	\$115,001	\$129,653	\$138,591
 Households	1,973	14,791	36,751