



RESIDENTIAL DEVELOPMENT KEY

- Completed
- Under Construction
- Approved
- Proposed/Planned

CHARLOTTE HWY & W WATERLYNN RD | MOORESVILLE, NC

W WATERLYNN ROAD

1.13 AC & 1.54 AC PADS FOR LEASE OR SALE



PROJECT DETAILS

W WATERLYNN RD • 1.13 AC & 1.54 AC PADS AVAILABLE • FOR LEASE OR SALE

AVAILABLE SPACE

Pad A - 1.13 Acres
Pad B - 1.54 Acres

TRAFFIC COUNTS

27,000 ADT on Route 21

PROPERTY HIGHLIGHTS

- 1.13 AC & 1.54 AC available for lease or sale adjacent to a planned National C-Store.
- Surrounded by new housing growth including apartments, single family homes, and townhomes.
- Well suited for QSR, retail, medical, or automotive uses.
- Less than 1-mile from the I-77 interchange.
- Waterlynn Rd serves as the primary entrance to Langtree Charter Academy

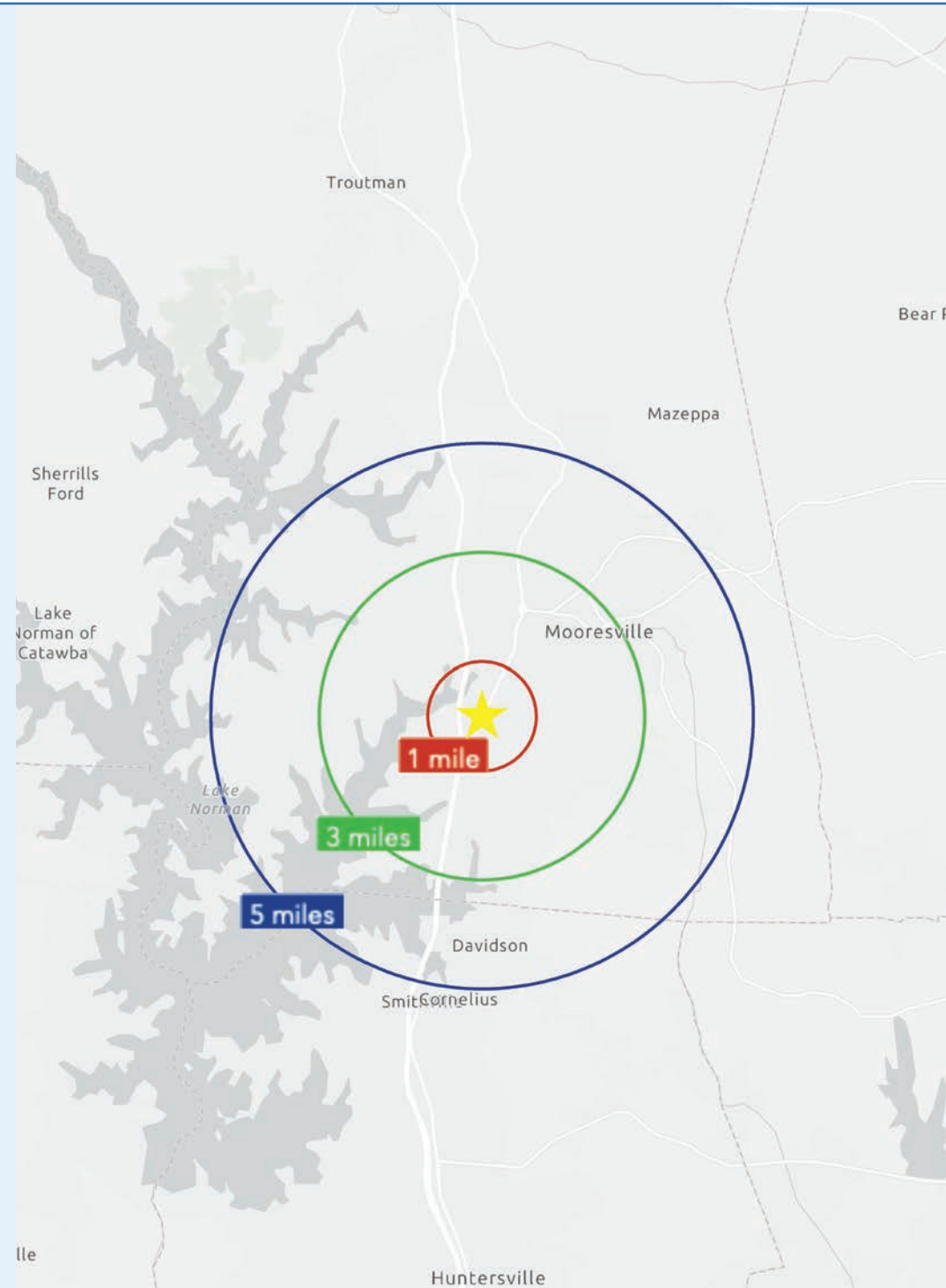
LEASE RATE/SALE PRICE

Call to discuss

COUNTY

Iredell County

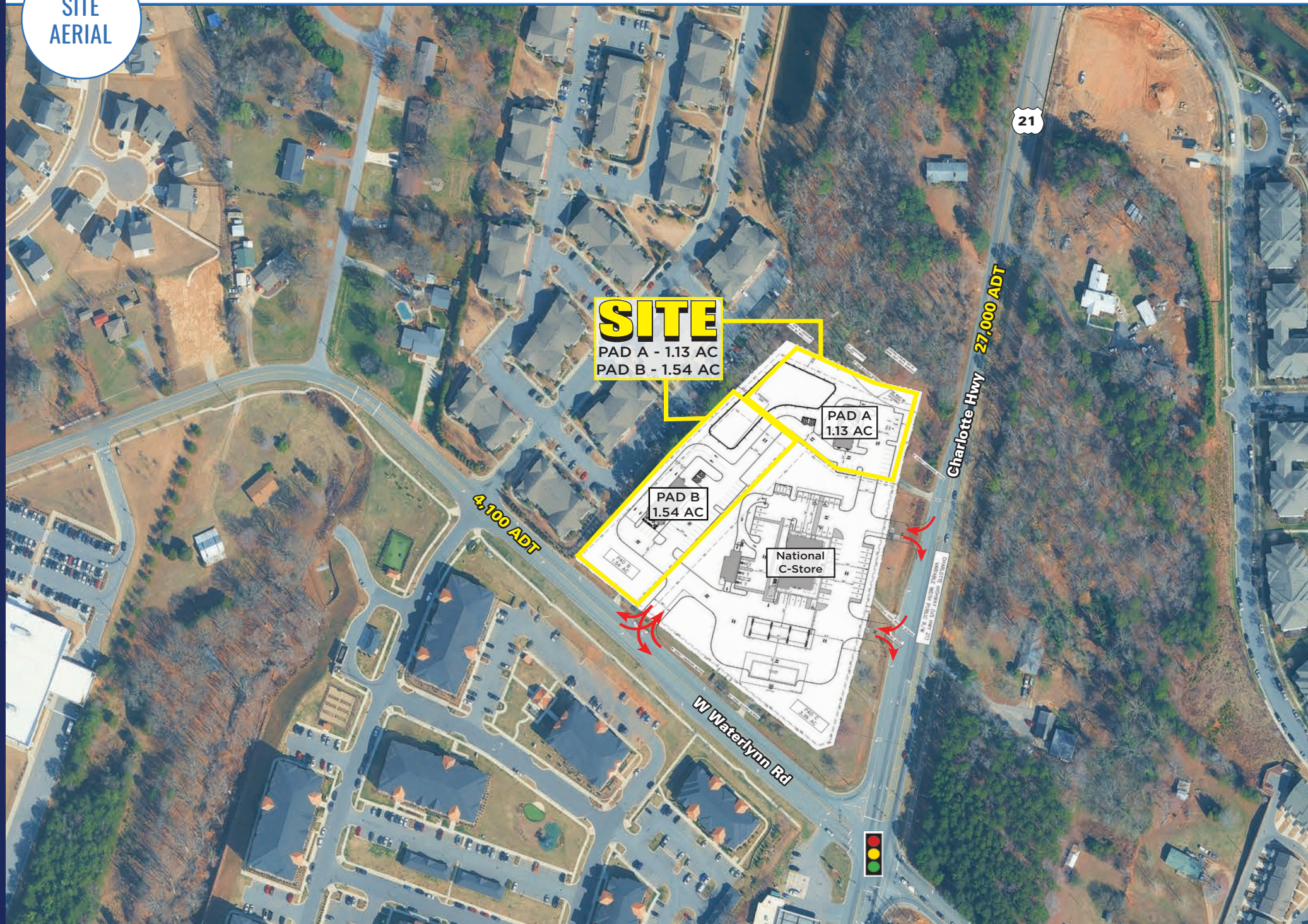
	1 MILE	3 MILE	5 MILE
 POPULATION	8,799	27,374	53,143
 DAYTIME POPULATION	8,799	27,374	53,143
 MEDIAN HH INCOME	8,799	27,374	53,143





SITE
AERIAL

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RETAIL ADVISORS