



FOR SALE, GROUND LEASE OR BUILD TO SUIT

THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

WATERMARK SHOPPING CENTER

835 WILLIAMSON RD | MOORESVILLE, NC 28117

AVAILABLE | (8) OUTPARCELS

TIMING | AVAILABLE NOW

PRICE/RENT | CONTACT FOR PRICING

835 WILLIAMSON RD | MOORESVILLE, NC

CONTACT

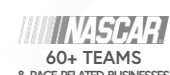
IAN WHETSEL

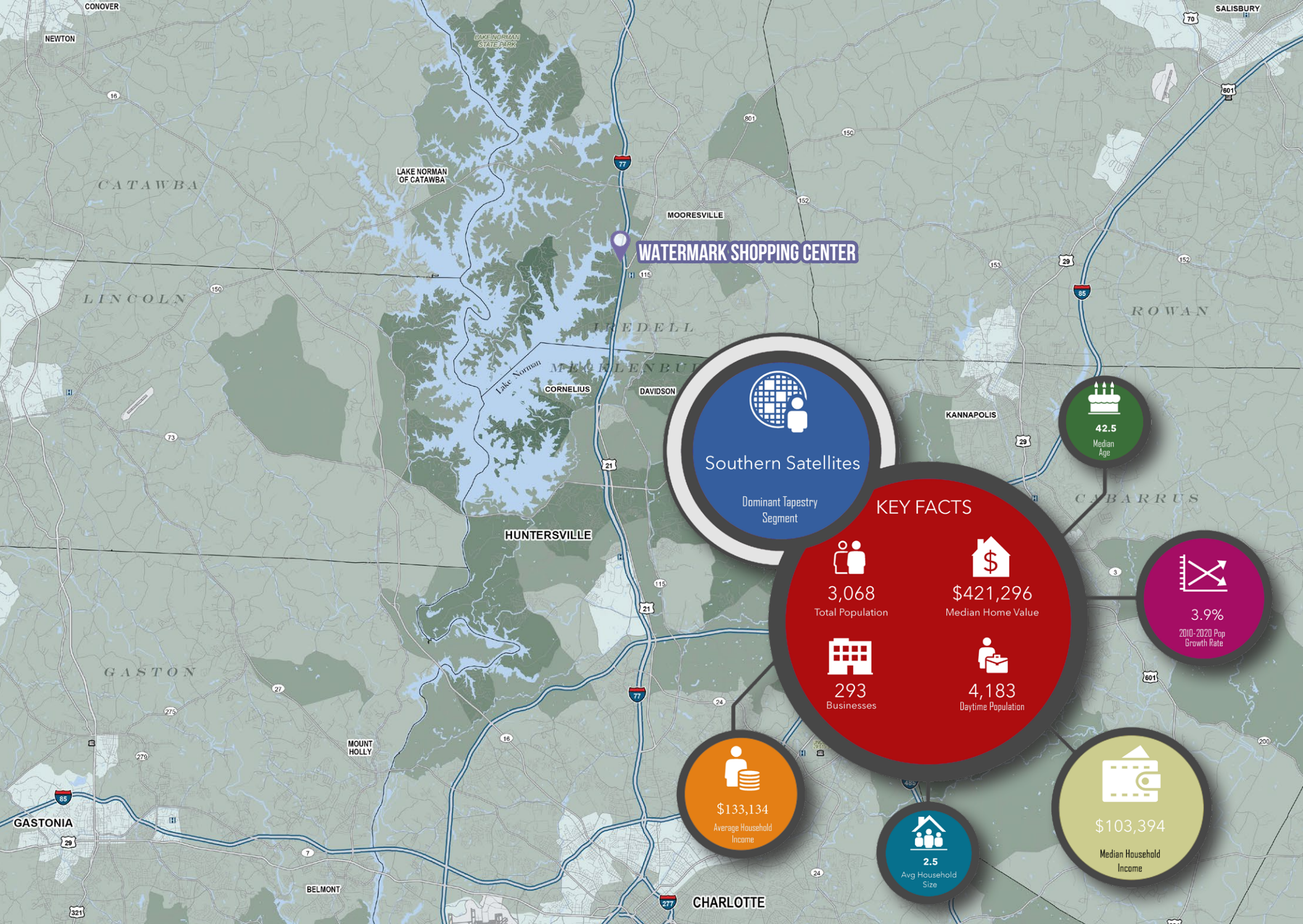
ian@chambers-group.com
(980) 348-9070

HIGHLIGHTS


- + (8) Pad-Ready Outparcels Available
- + Unparalleled Access to I-77 & US-21
- + Highly Visible, especially along I-77
- + Situated amongst some of the strongest Demographics, including Household Income in the Charlotte MSA
- + Less than 1 mile from Lake Norman

MARKET APPEAL











WATERMARK SHOPPING CENTER


Southern Satellites
Dominant Tapestry Segment

KEY FACTS


 3,068 Total Population	 \$421,296 Median Home Value
 293 Businesses	 4,183 Daytime Population


42.5
Median Age


3.9%
2010-2020 Pop Growth Rate


\$133,134
Average Household Income


2.5
Avg Household Size


\$103,394
Median Household Income

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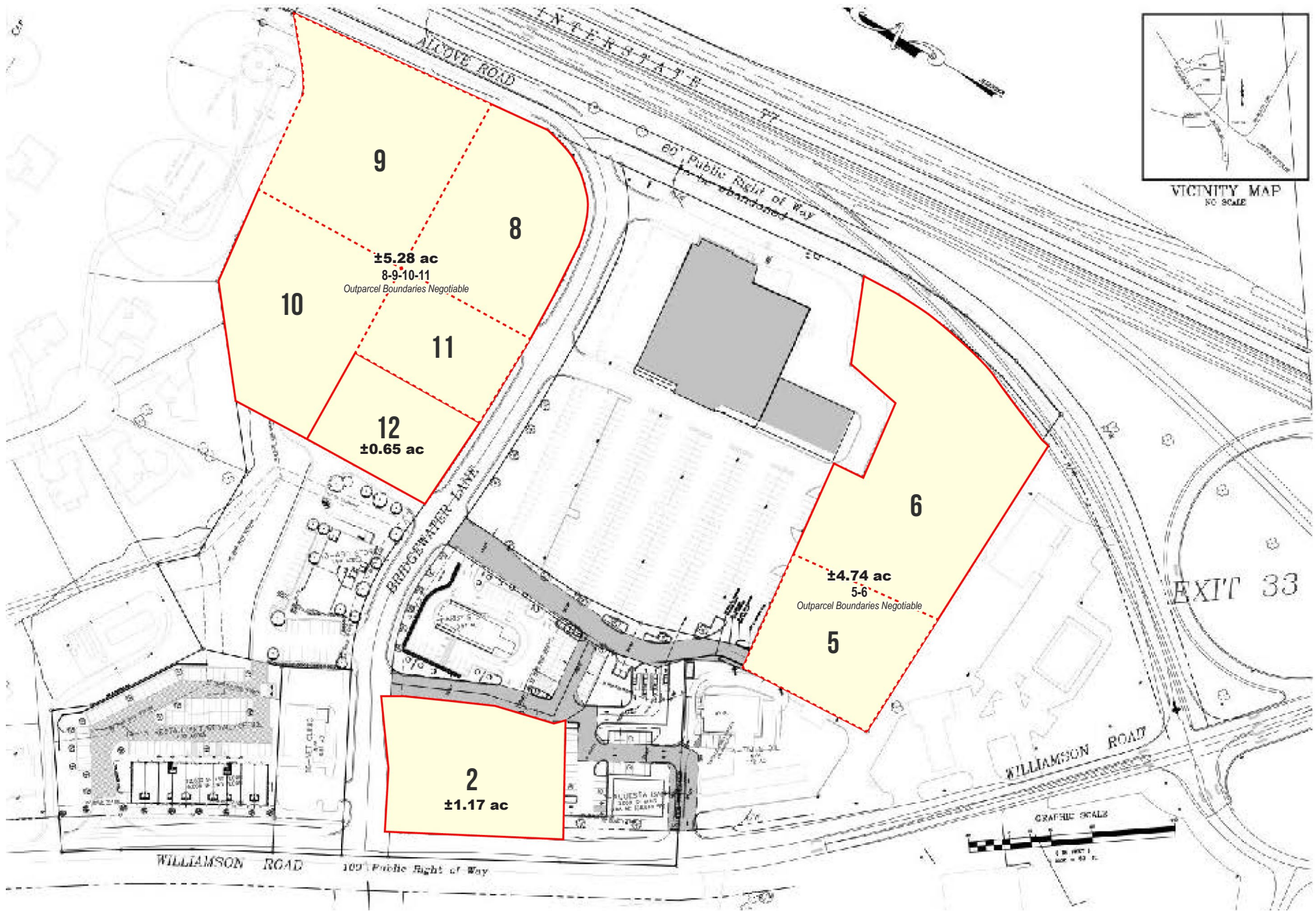
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MOORESVILLE



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AQUESTA BANK
WILLIAMSON RD IN FRONT OF CENTER



100% LEASED
RECENTLY RENOVATED FOOD LION ANCHORED CENTER



(8) AVAILABLE OUTPARCELS
LOT 2 ZONED TO ALLOW FOR ALCOHOL SALES

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Total Population	3,068	34,163	131,535
2020 Total Households	1,248	13,286	50,120
2020 Total Daytime Population	4,183	38,782	133,927
2020 Median Household Income	\$103,394	\$79,443	\$83,282