

**For Lease: 8,450 SF of Junior Anchor Retail Space
Port Village Shopping Center**

510 River Highway, Mooresville, NC 28117



BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

Property Overview

Exit 36 off I-77

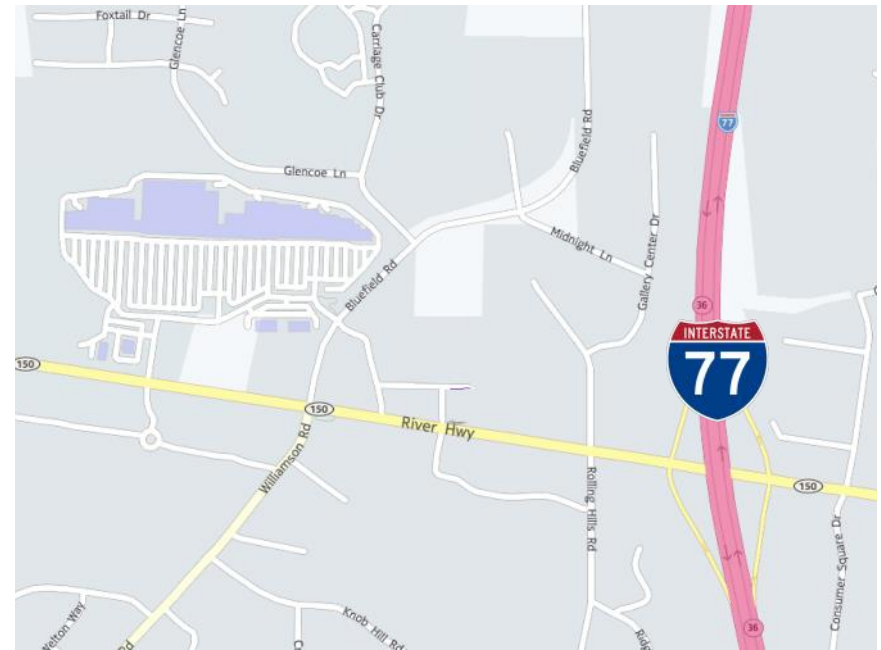
Port Village is one of Mooresville's premiere retail centers. Located along the primary retail corridor of Mooresville, River Highway/NC, this center is anchored by a newly-renovated Food Lion.

Our site is in close proximity to some of the highest demographics & traffic counts in the Lake Norman area. Conveniently located just 1/4 mile off I-77

39,000 vehicles/day travel this portion of 150/River Hwy and 61,000 vehicles/day at Interstate 77 at Exit 36.

Port Village featuring a diverse mix of both national and local specialty retailers including many of the area's leading dining and entertainment destinations.

An 8,450 Sq Ft junior anchor box (formerly LL Flooring) just became available. Port Village just received numerous cosmetic improvements & exterior renovations including a full repaint, several new roofs, parking improvements & new LED lighting throughout!



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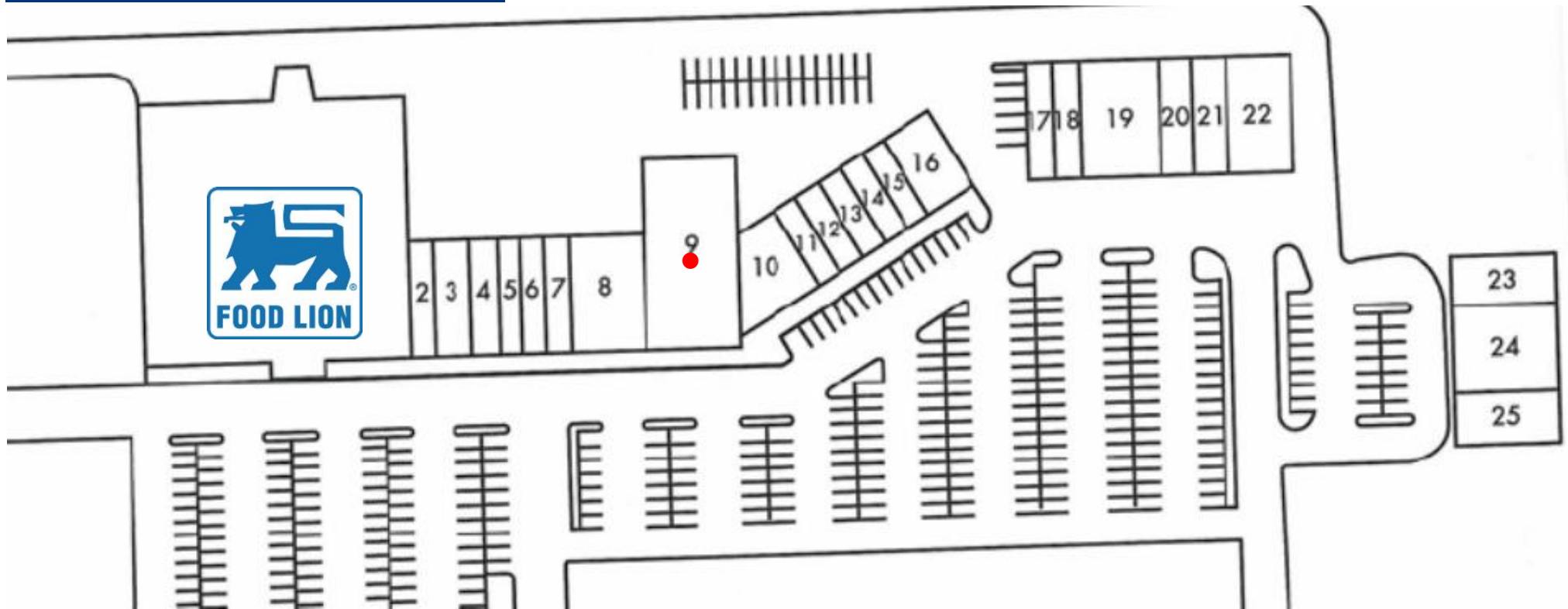
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Available 8,450 SF Junior Anchor Space
Former LL Flooring (photos from before LL Flooring upfit)



Leasing Plan-2024



●=Available Inline Spaces for Lease:

510-10

#9

8,450 SF

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Demographics

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.5987/-80.8883

River Hwy

Moorestville, NC 28117

	1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION				
2020 Estimated Population	5,927	25,187	60,132	166,607
2025 Projected Population	6,453	27,517	65,628	180,761
2010 Census Population	3,373	19,733	49,717	139,256
2000 Census Population	1,175	10,984	31,154	90,364
Projected Annual Growth 2020 to 2025	1.8%	1.8%	1.8%	1.7%
Historical Annual Growth 2000 to 2020	20.2%	6.5%	4.7%	4.2%
2020 Median Age	37.0	39.0	39.3	40.5
HOUSEHOLDS				
2020 Estimated Households	2,263	9,930	23,832	66,626
2025 Projected Households	2,402	10,594	25,414	71,173
2010 Census Households	1,203	7,482	18,996	53,716
2000 Census Households	433	4,185	12,040	34,773
Projected Annual Growth 2020 to 2025	1.2%	1.3%	1.3%	1.4%
Historical Annual Growth 2000 to 2020	21.2%	6.9%	4.9%	4.6%
RACE AND ETHNICITY				
2020 Estimated White	79.4%	84.5%	82.6%	83.4%
2020 Estimated Black or African American	6.1%	5.2%	7.8%	8.5%
2020 Estimated Asian or Pacific Islander	10.4%	6.2%	4.9%	3.6%
2020 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%	0.4%
2020 Estimated Other Races	3.8%	3.8%	4.4%	4.0%
2020 Estimated Hispanic	5.6%	5.6%	6.3%	6.0%
INCOME				
2020 Estimated Average Household Income	\$100,079	\$108,615	\$114,395	\$116,786
2020 Estimated Median Household Income	\$80,288	\$88,347	\$92,376	\$92,614
2020 Estimated Per Capita Income	\$38,215	\$42,820	\$45,362	\$46,775
2020 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.6%	2.1%	1.9%
2020 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.2%	3.3%	3.8%
2020 Estimated High School Graduate	17.8%	19.9%	19.6%	20.5%
2020 Estimated Some College	17.1%	20.4%	21.2%	20.3%
2020 Estimated Associates Degree Only	12.5%	12.3%	11.1%	11.0%
2020 Estimated Bachelors Degree Only	34.7%	31.4%	30.0%	28.4%
2020 Estimated Graduate Degree	14.8%	12.2%	12.7%	14.0%
BUSINESS				
2020 Estimated Total Businesses	432	2,223	3,879	8,863
2020 Estimated Total Employees	4,024	20,553	33,456	71,190
2020 Estimated Employee Population per Business	9.3	9.2	8.6	8.0
2020 Estimated Residential Population per Business	13.7	11.3	15.5	18.8