

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

510 River Highway, Mooresville, NC 28117



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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

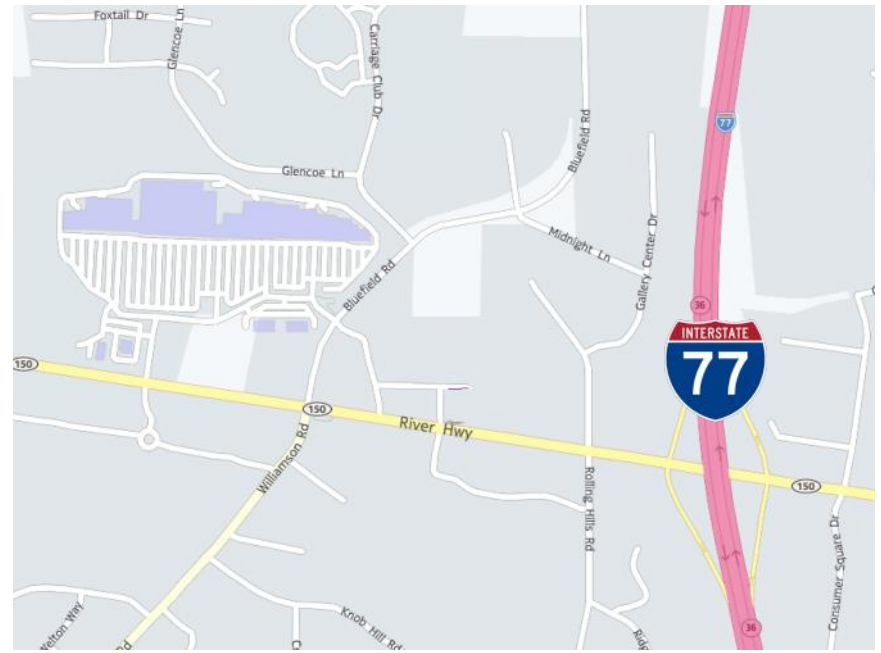
Mooresville, River Highway/NC, this center is anchored by a newly-renovated Food Lion.

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 Morris Costume, originally built as a drug store) just became available. Port Village just received numerous cosmetic improvements & exterior renovations including all new LED lighting throughout!



Demographics

Population	1 Mile	3 Miles	5 Miles
2016	3,917	29,656	64,701
2021 (projected)	4,363	32,383	70,663
Households			
2016	1,625	11,411	24,263
2021 (projected)	1,788	12,376	26,331
Household Income			
2016	\$87,732	\$81,719	\$85,556
2021 (projected)	\$96,726	\$89,519	\$93,813
Employees			
2016	9,974	22,814	35,698

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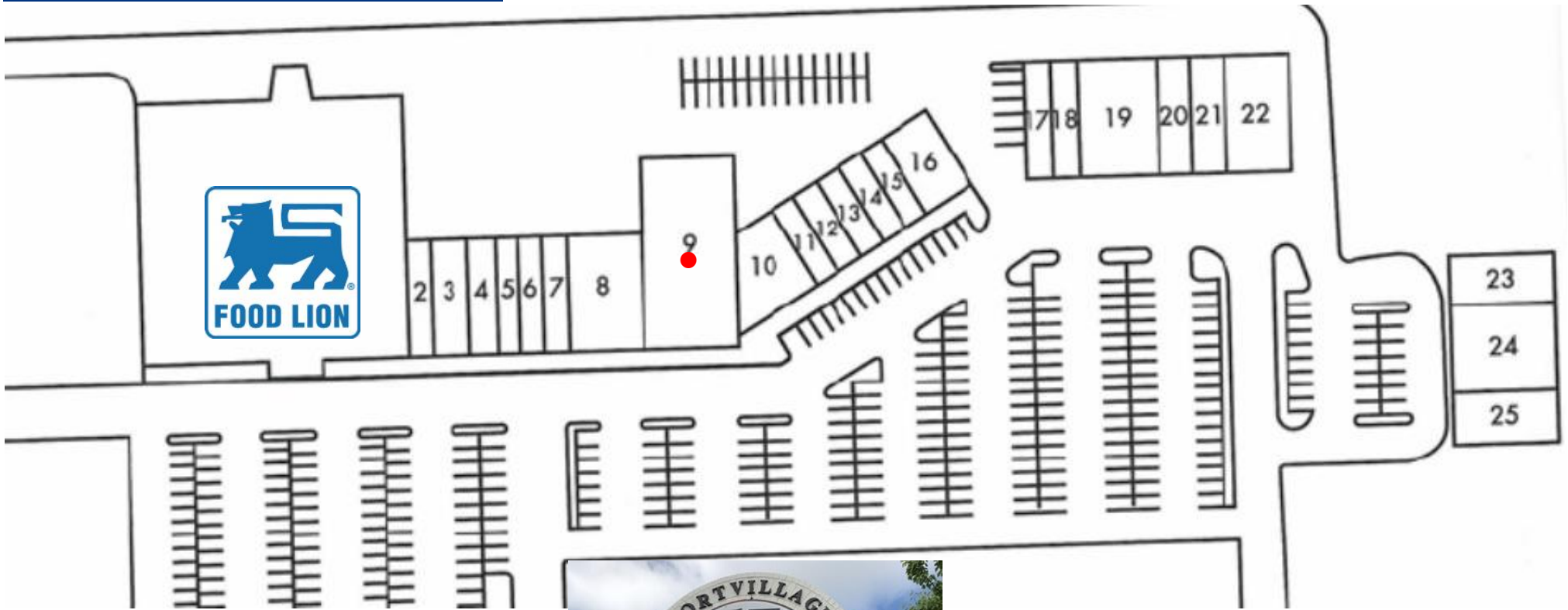
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Available 8,450 SF Junior Anchor Space

Former Appliance Showroom



Leasing Plan-2018



●=Available Inline Spaces for Lease:

510-10	#9	8,450 SF
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