

106 W Moore Ave  
 Mooresville NC 28115

**FOR LEASE**



**Historic Downtown Mooresville, NC 28115**

**FOR LEASE (106 W Moore Ave.)** is this second story walk-up space located on the corner of N Main Street and Moore Street and above 188 N Main St., featuring 1,940 heated SF of space. Includes 7 large offices, server room, kitchenette and 1 bathroom

***Lease rate is \$3,800/mon.*** (Rate covers, building taxes, insurance, and water/sewer. Tenant covers electric, internet, trash and janitorial.)

**CAROLINA REALTY ADVISORS**

1001 EAST BLVD., SUITE B  
CHARLOTTE, NC 28203  
[www.CharlotteNCCommercial.com](http://www.CharlotteNCCommercial.com)

**Rob Cassam**

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[rob@charlottencproperty.com](mailto:rob@charlottencproperty.com)

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# THE PROPERTY

**Live, Work, and Play in Iredell County's Premier Destination**

**Mooresville NC**, the largest and most vibrant municipality in Iredell County, is perfectly positioned in the fast-growing Charlotte metro area. It offers economic opportunities (25 miles to Charlotte, home of Lowe's HQ) and recreational luxury (Lake Norman access). Experience lakeside living, water sports, dining, and local racing culture. Mooresville provides a high quality of life for professionals and outdoor enthusiasts alike.

**The Building** is located in the Historic Downtown District—a hub for entertainment, festivals, shopping, and dining. Originally the Merchants and Farmers Bank building built in 1906, it has been fully renovated with new electrical, plumbing, roof, HVAC (2025), roof, and windows within the last 8 years.

**Addresses (2 addresses- 1 building):**

- **Second Floor-** 106 W Moore Ave.

**Iredell County NC PIN:** 4667-12-3299.000

**Zoning:** TD (also noted historical site)

**Total Building Size:** 3,880 heated SF

**Parking:** One space and plenty of public parking on-street or lots within a half block.



## Demographics

Population	1 Mile: 7,745	3 Miles: 42,886	5 Miles: 75,722
Med. HH Income	1 Mile: \$73,740	3 Miles: \$88,776	5 Miles: \$101,285
Daytime Population	1 Mile: 8,681	3 Miles: 42,138	5 Miles: 81,050

### CAROLINA REALTY ADVISORS

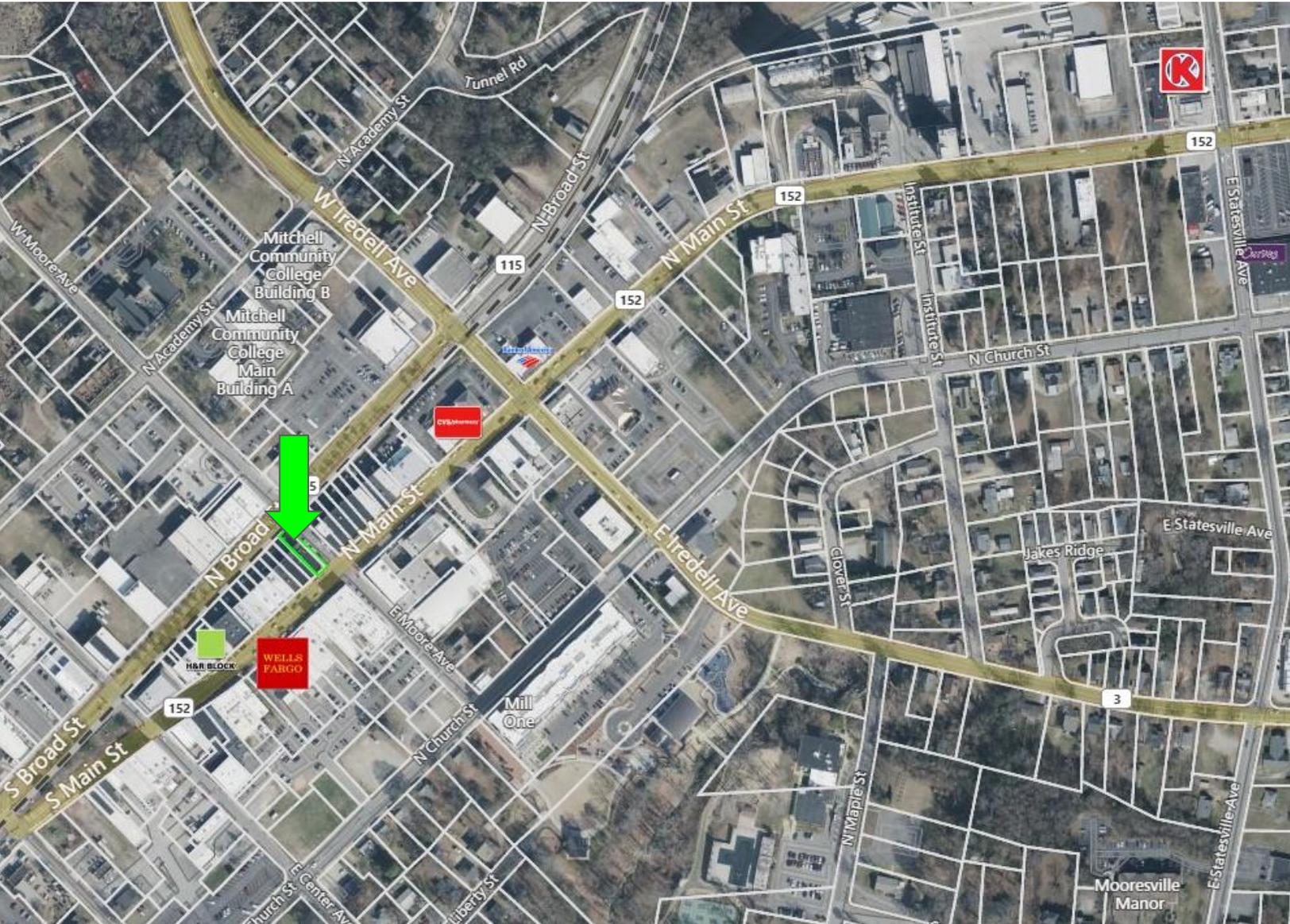
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# AERIAL MAP

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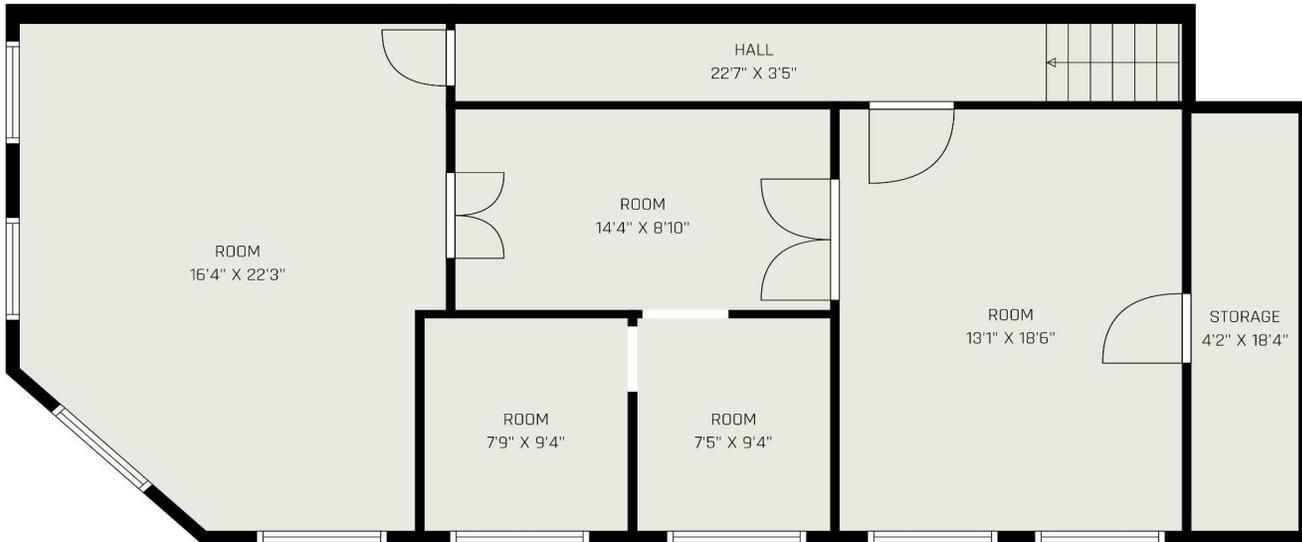
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# FLOOR PLAN

## 106 W Moore Ave. (Lease)

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# PROPERTY PHOTOS

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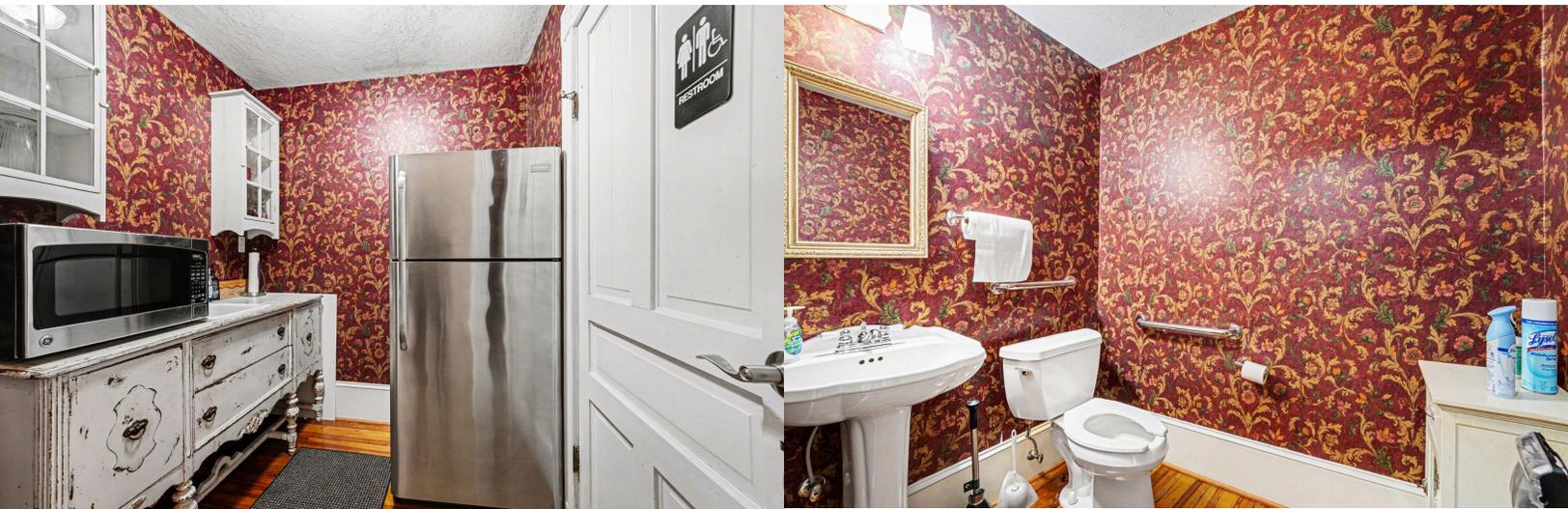
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