

106 W Moore Ave
&
188 N Main St.
 Mooresville NC 28115

FOR LEASE/SALE



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

FOR SALE- (188 N Main St.) is the **entire building** including **both** suites, featuring the main level tenant **On Tap** beer and wine bar celebrating its 7 year anniversary August 2026 enjoying its current lease of 1,940 heated SF with a term of 10/1/24 to 8/30/29, with one renewal option of an additional 5 years. Lease income for this space is \$45,600/yr with 3% escalations. Tenant pays taxes, insurance, utilities and landlord only paying a HVAC cap of \$5K only and the tenant paying all other expenses. **Offered at \$1,350,000**

CAROLINA REALTY ADVISORS

1001 EAST BLVD., SUITE B
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Rob Cassam

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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, and windows.

Addresses (2 addresses- 1 building):

- **First Floor-** 188 N Main St.
- **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

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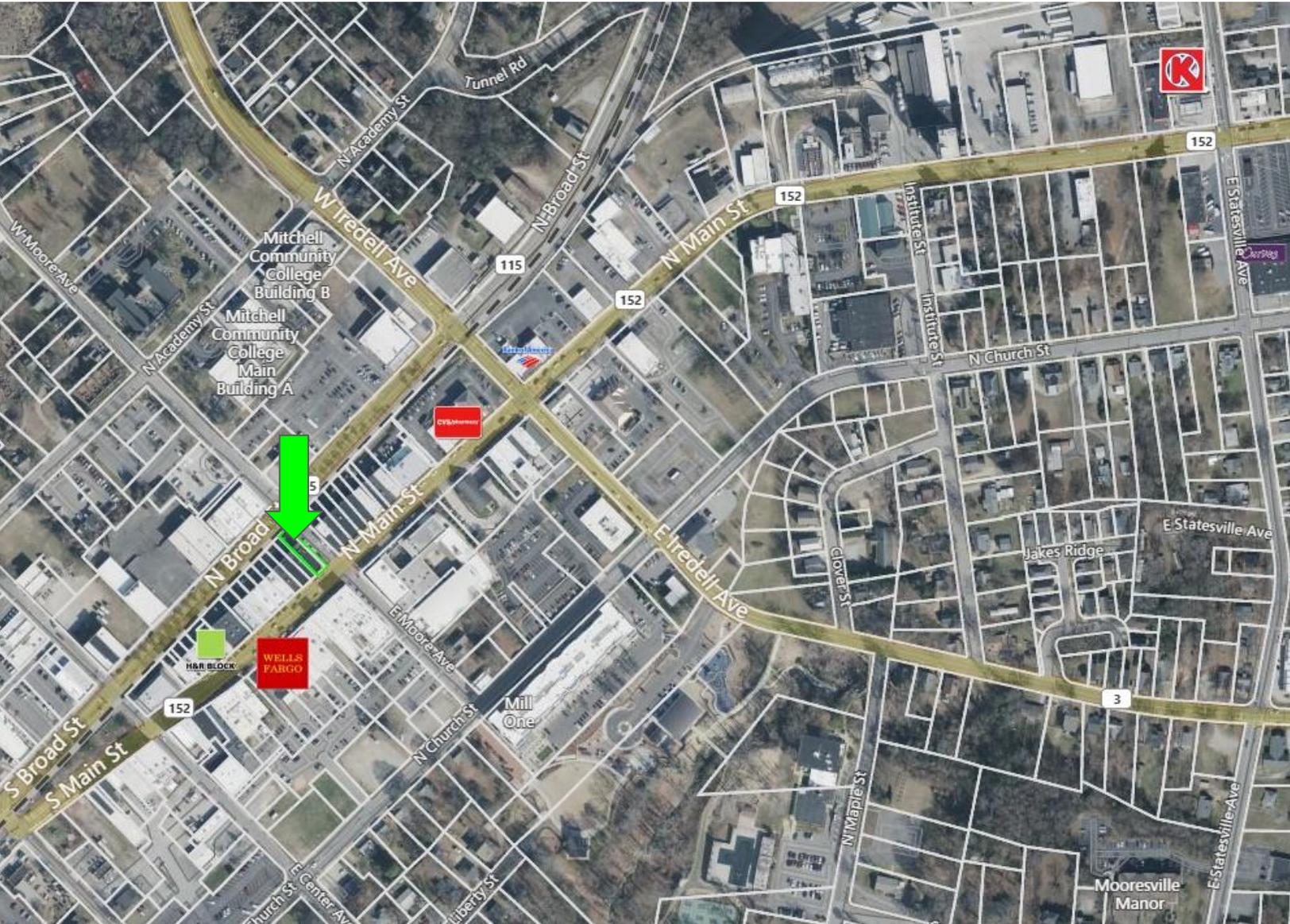
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AERIAL MAP

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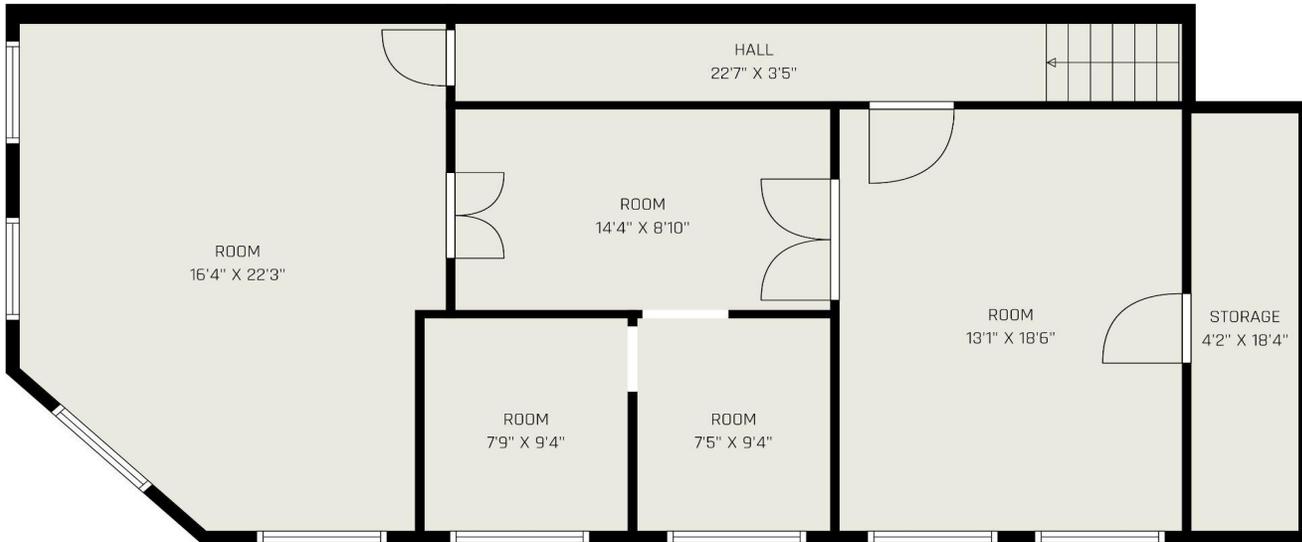
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FLOOR PLAN

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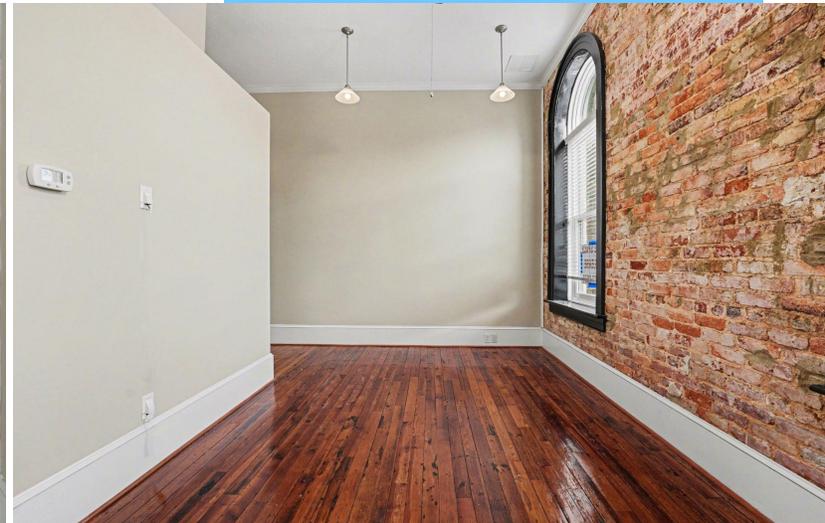
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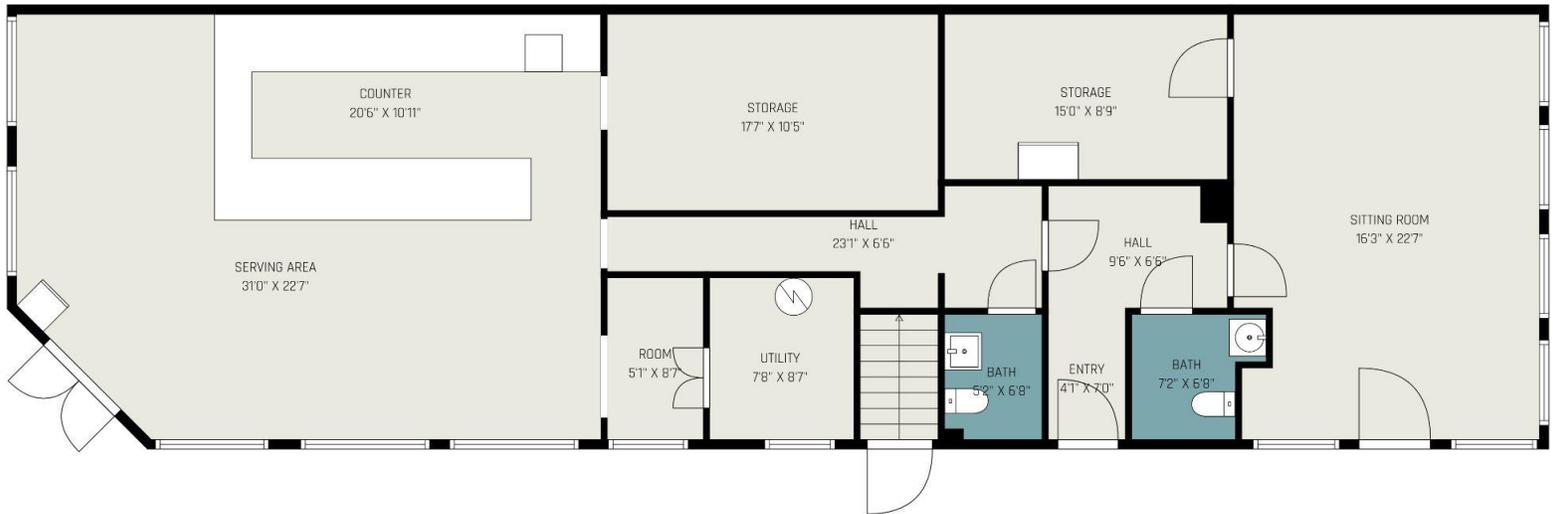
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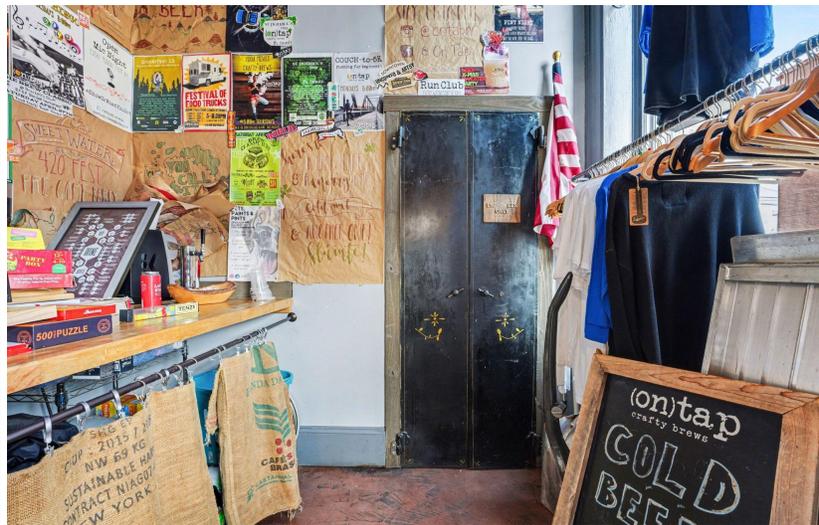
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