

# 122 Trade Court

122 TRADE COURT, MOORESVILLE, NC 28117



Retail

FOR

Lease

SIZE

5,250 SF

PRICE

\$23 PSF NNN



## Overview

5,250 SF gym space for lease; Conveniently located at exit 33 off I-77 in Mooresville

Move-in ready; Available immediately

Close proximity to Lake Norman Regional Hospital and Lowe's HQ

Newly painted and upgraded bathrooms and LED lights; Bathrooms include 2 stalls, 2 showers, and 2 dressing rooms

600 SF mezzanine (Not included in rent)

24' clear height

Plenty of natural light throughout with 3 ceiling fans

Breakroom off gym

Signage opportunity

## Move-In Ready Gym Space Available



Rebecca Herron  
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2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

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## Property Overview

### Demographics

Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	5,794	35,035	92,294
Growth Rate	4.63%	1.95%	1.77%
Avg. HH Income	\$128,770	\$122,795	\$135,777

### Traffic Count

Source: NCDOT

	AADT
Williamson Rd/Charlotte Hwy	32,500 (2023)
Charlotte Hwy/Medical Park Rd	18,000 (2023)



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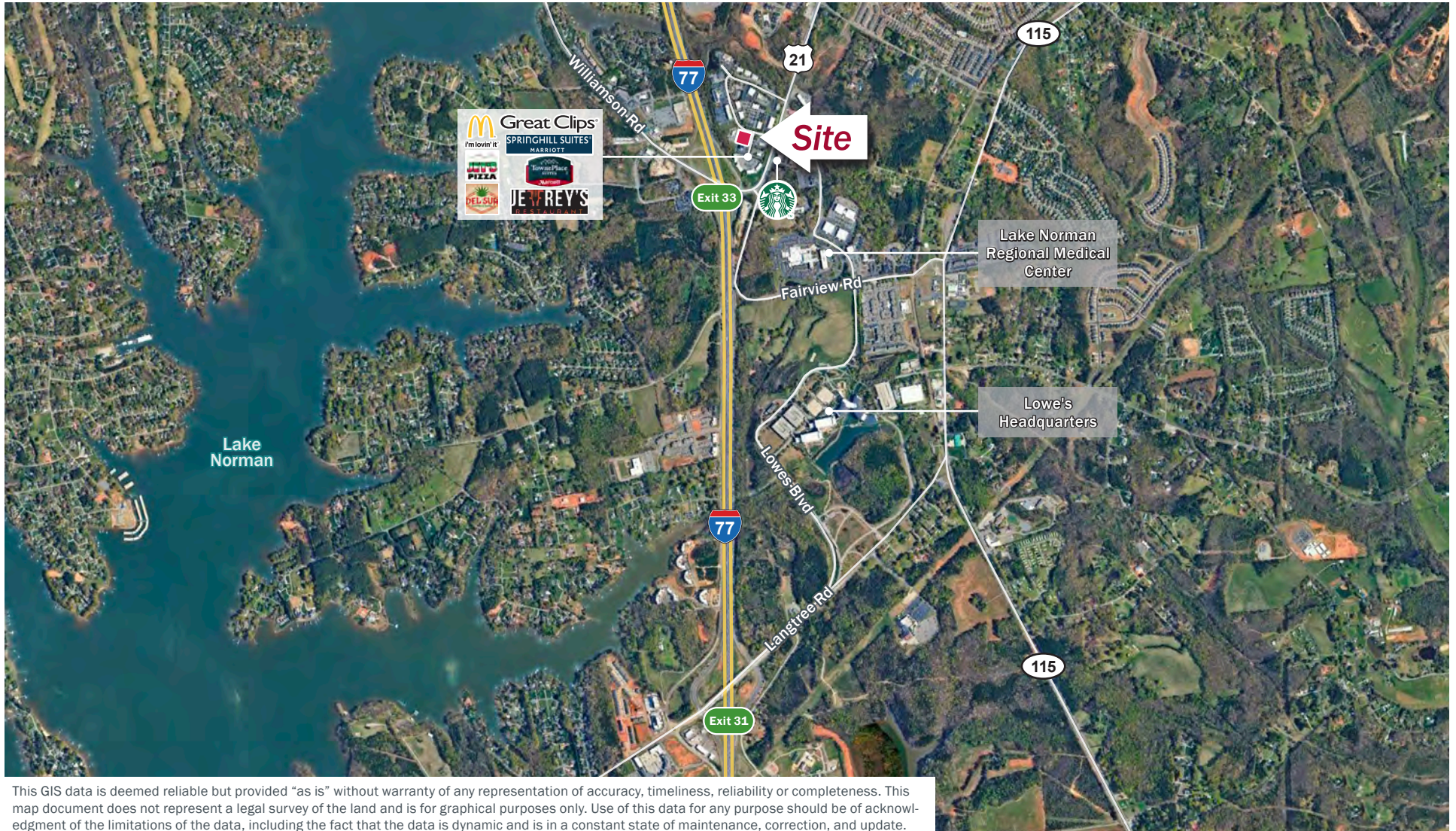
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Market Aerial



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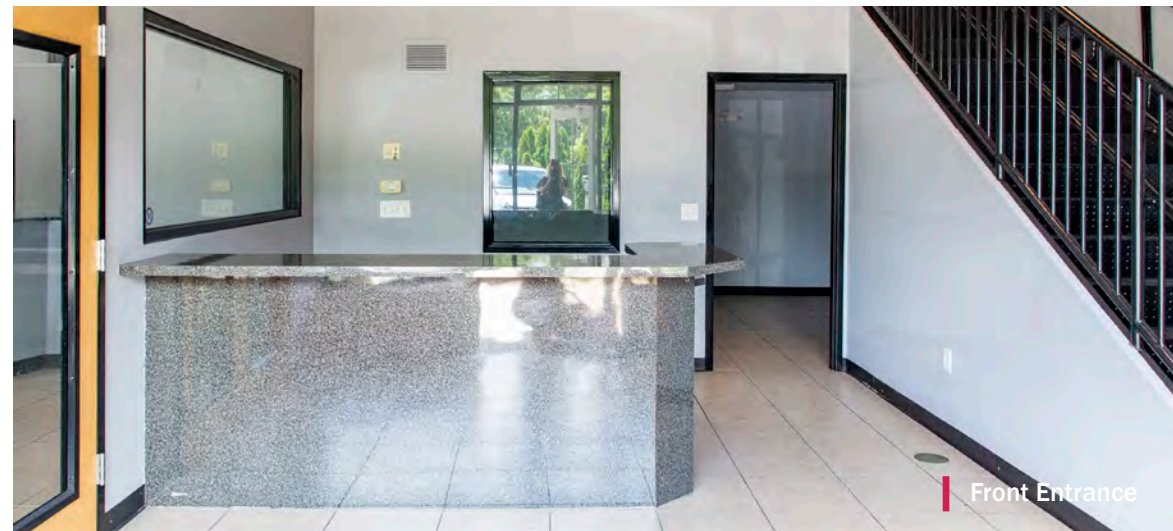
## Property Photos



Front Entrance



Gym



Front Entrance



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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