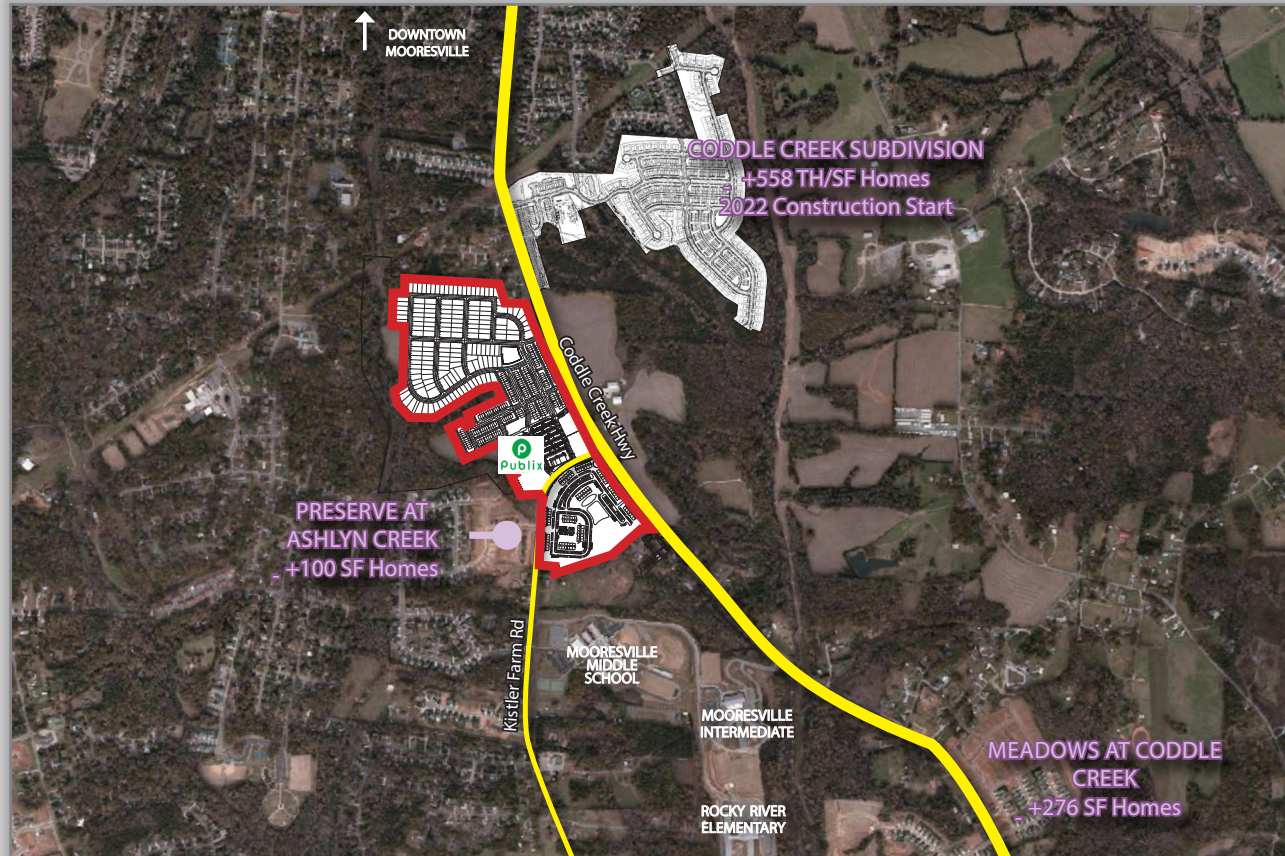




HARRIS FARMS MOORESVILLE, NC



11,800 SF Retail Shops & 3 Outparcels
Retail Village anchored by: 

Coddle Creek Highway & Kistler Farm Road

FOR OUTPARCEL LEASING
CONTACT:

NATE BUHLER
980-260-2770
NKB@CAMBRIDGEPROP.COM

FOR SHOP LEASING
CONTACT:

MEREDITH RICHMOND
980-260-2772
MLR@CAMBRIDGEPROP.COM


**CAMBRIDGE
PROPERTIES**

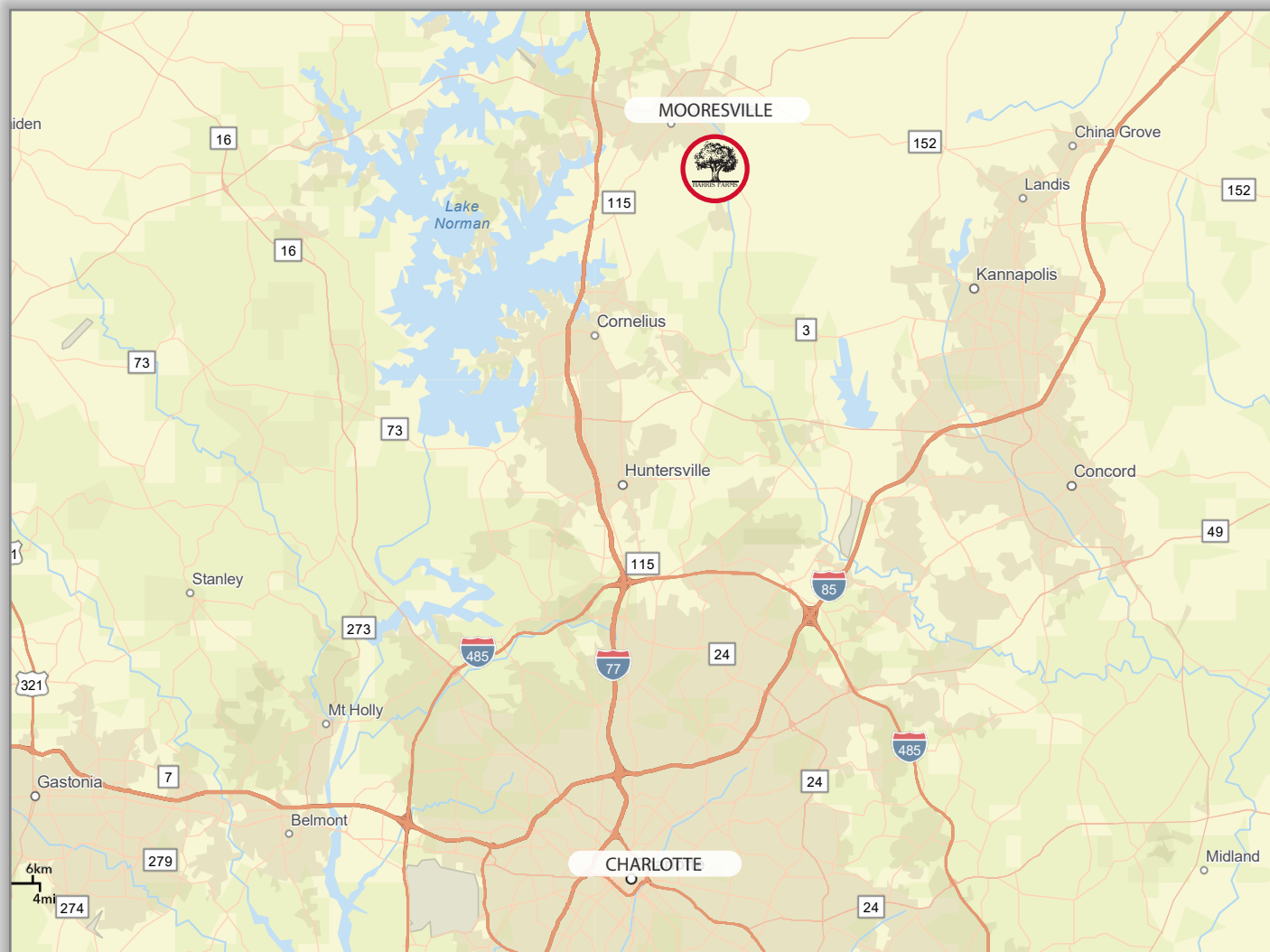
831 E. Morehead St., Ste. 245
Charlotte, NC 28202

cambridgeprop.com

Exceptional Development Since 1990



LOCATION MAP





2-MILE OVERVIEW



MASTER SITE PLAN



Harris Farms is a ± 136 AC integrated multi-use development located in Mooresville, North Carolina. Designed as a walkable, community-oriented development minutes from downtown Mooresville, Harris Farms will include approximately 165 single family homes, 168 townhomes, and 380 multifamily units.

The first phases of single family and townhome residences will be available mid-2024. The Harris Farms Retail Village, anchored by Publix with 11,800SF of retail shop space and three outparcels, will be delivered Q4 2024.

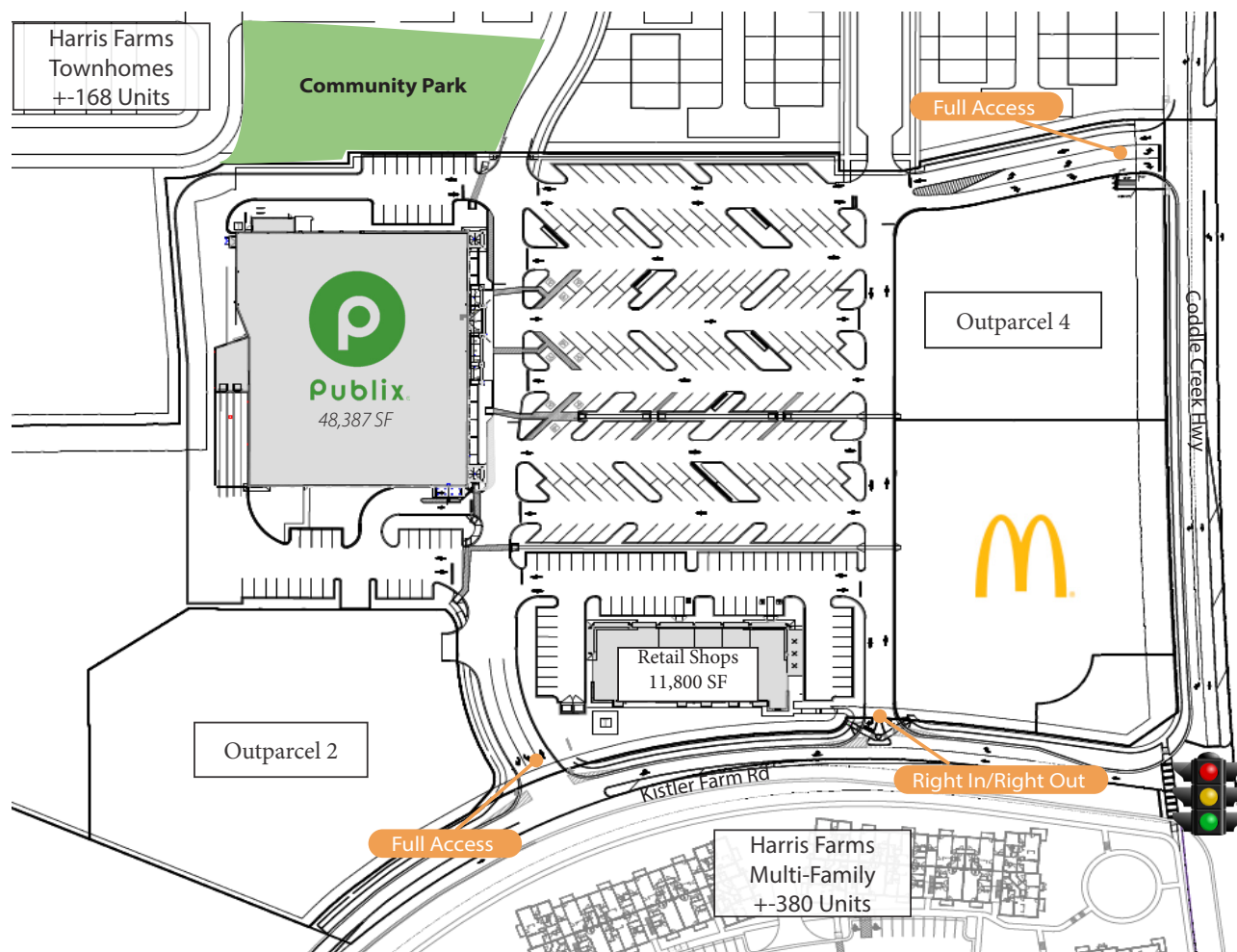
■ ± 165 SINGLE FAMILY HOMES ± 60 AC

■ ± 168 TOWNHOMES ± 37 AC

■ RETAIL VILLAGE ± 15 AC
 48,387^{SF} Publix (OPENING Q4 2024)
 11,800^{SF} Shops
 3 Outparcels

■ ± 380 MULTI-FAMILY UNITS

RETAIL VILLAGE SITE PLAN



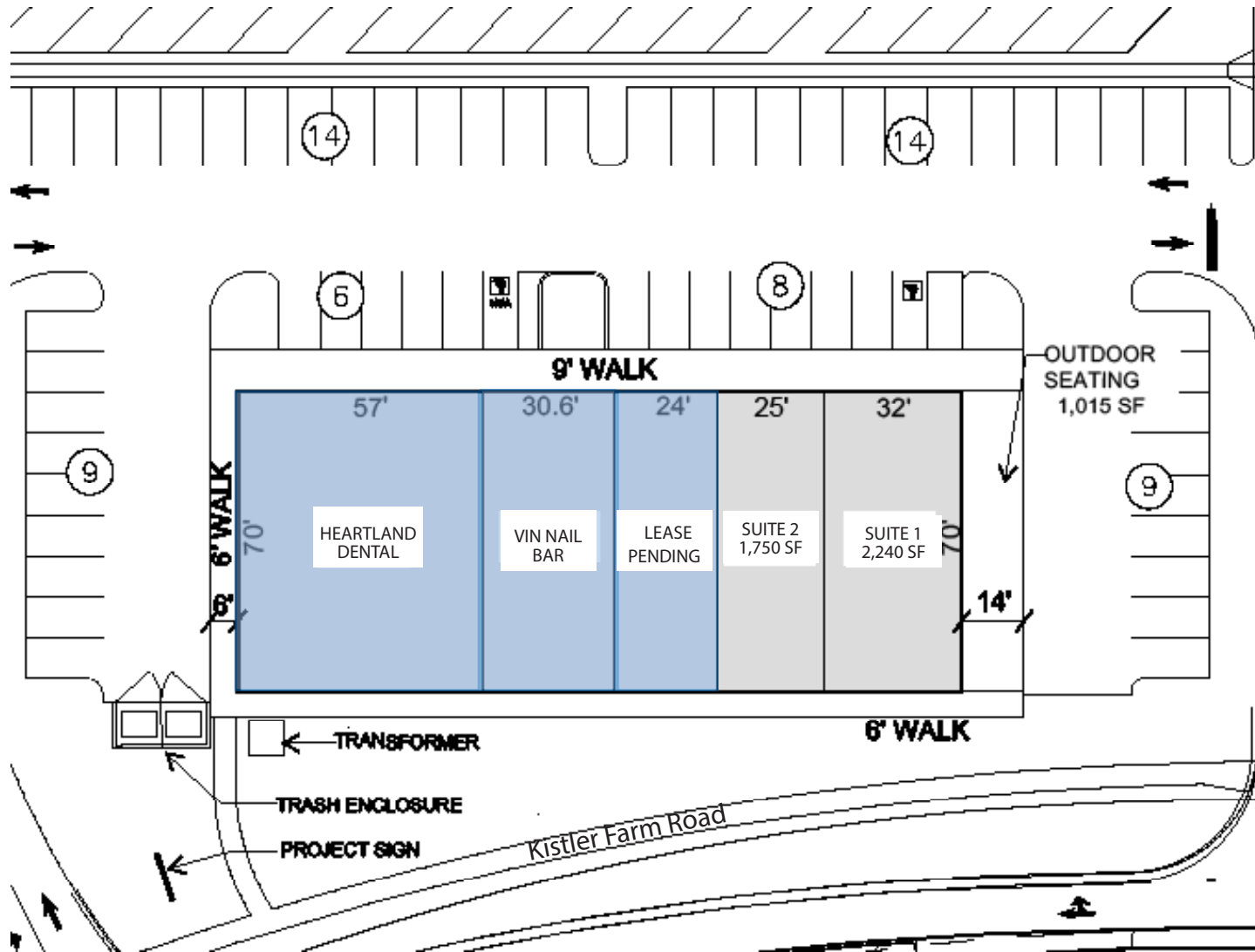
RETAIL VILLAGE

Publix- <i>OPENING Q4 2024</i>	48,387 SF
Retail Shops- <i>Available</i>	11,800 SF
Outparcel 2- <i>Available</i>	1.853 AC
Outparcel 3- <i>Leased</i>	1.447 AC
Outparcel 4- <i>Available</i>	1.146 AC



HARRIS FARMS

RETAIL SHOPS LEASE PLAN



TENANTS:

Heartland Dental	3,990 SF
Vin Nail Bar	2,140 SF

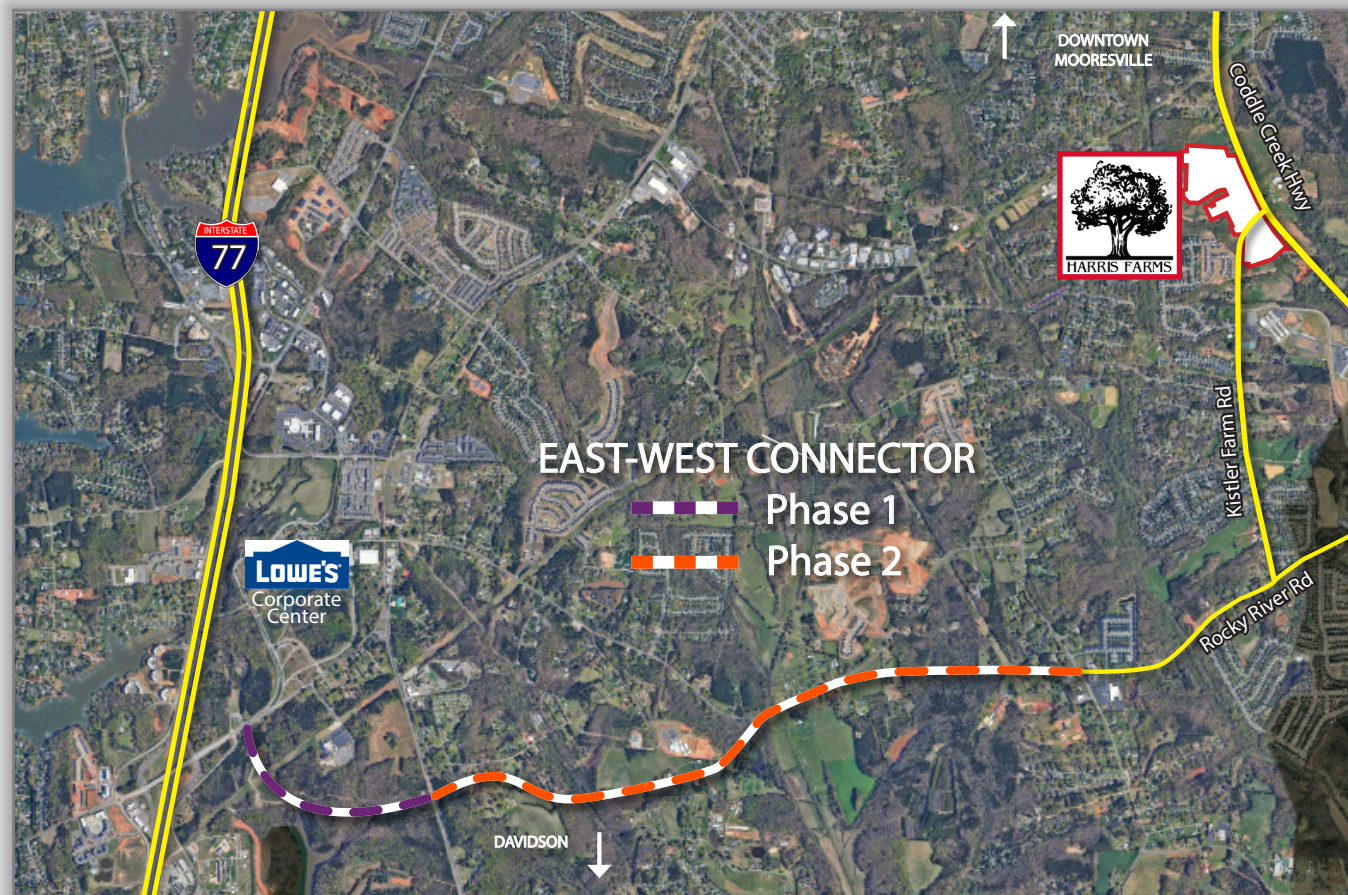
AVAILABLE SPACE:

Suite 1	2,240 SF
Suite 2	1,750 SF
Suite 3- <i>Lease Pending</i>	1,650 SF

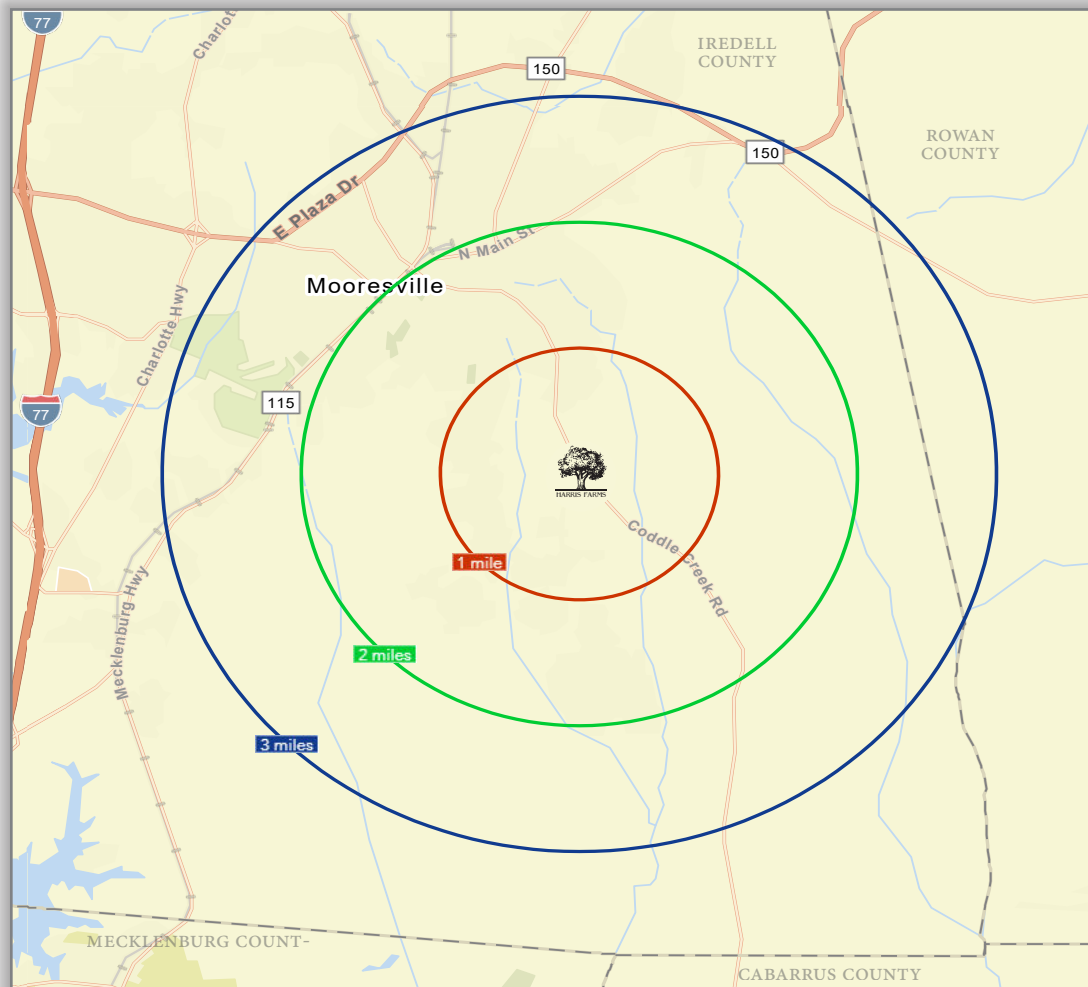


FUTURE TRAFFIC IMPROVEMENTS

The East-West Connector is a planned multi-phase four lane divided thoroughfare connecting eastern Mooresville with the I-77 Corridor, creating commuter efficiencies and driving new economic development. Phase 1 broke ground February 2024 and is planned for Q3 2025 completion date.



Exceptional Development Since 1990



DEMOGRAPHIC PROFILE

STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2028 Forecast	3,175	17,635	34,347
Population 2023 Projection	2,808	16,523	32,006
Per Capita Income 2028 Forecast	\$51,762	\$47,279	\$45,967
Per Capita Income 2023 Projection	\$42,490	\$39,926	\$38,868
Median HH Income 2028 Forecast	\$111,484	\$100,874	\$92,265
Median HH Income 2023 Projection	\$93,697	\$84,859	\$78,895

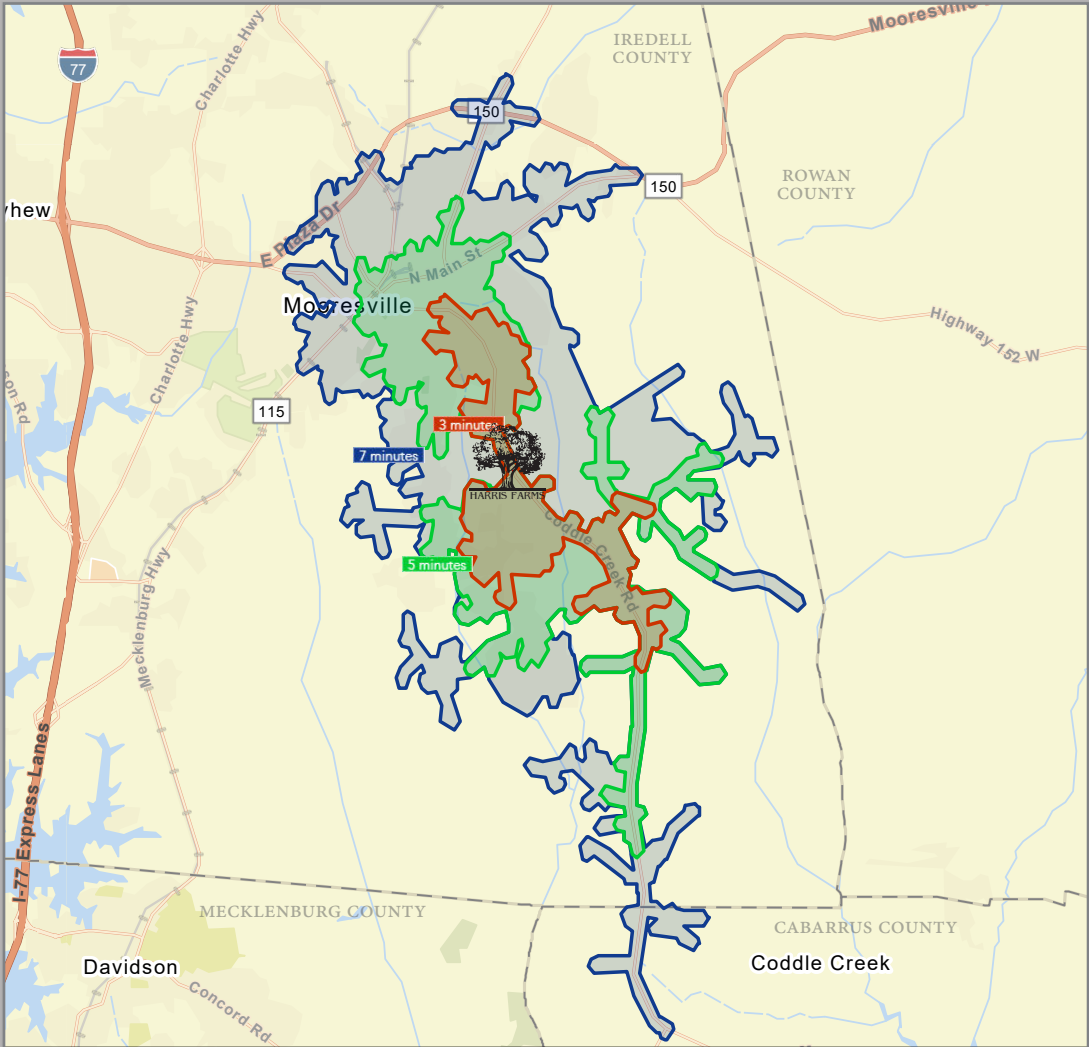
POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2023 and 2028
Prepared 08/23/2023



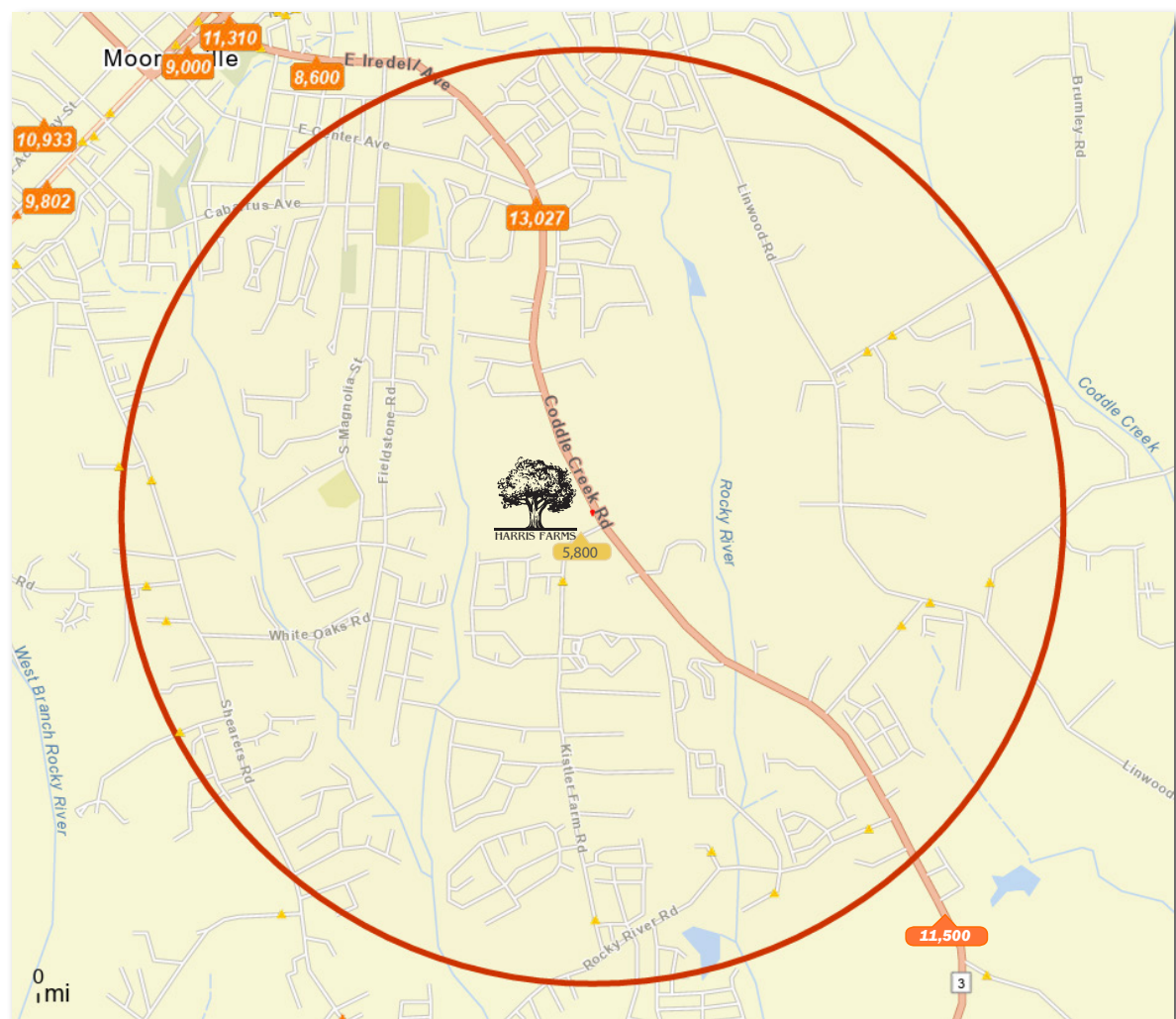
DEMOGRAPHIC PROFILE (CONT.)

STUDY AREA: DriveTime	3 Minutes	5 Minutes	7 Minutes
Population 2028 Forecast	3,690	5,182	10,865
Population 2023 Projection	3,404	4,700	10,125
Per Capita Income 2028 Forecast	\$54,066	\$45,417	\$40,666
Per Capita Income 2023 Projection	\$45,484	\$38,023	\$34,426
Median HH Income 2028 Forecast	\$148,529	\$124,626	\$110,353
Median HH Income 2023 Projection	\$125,739	\$105,580	\$94,314

POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2023 and 2028
Prepared 08/23/2023



TRAFFIC PROFILE



TRAFFIC COUNTS

Coddle Creek Hwy
(1.02 miles NW of Site) 13,027 AADT

Kistler Farm Rd
(At Site) 5,800 AADT

Coddle Creek Hwy
(1.61 miles SE of Site) 11,500 AADT

SOURCE: Source: ©2023 Kalibrate Technologies (Q4 2023)- Prepared 03/07/2024