

# HARRIS FARMS



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

Coddle Creek (Hwy 3) & Kistler Farm Road  
Mooresville, NC

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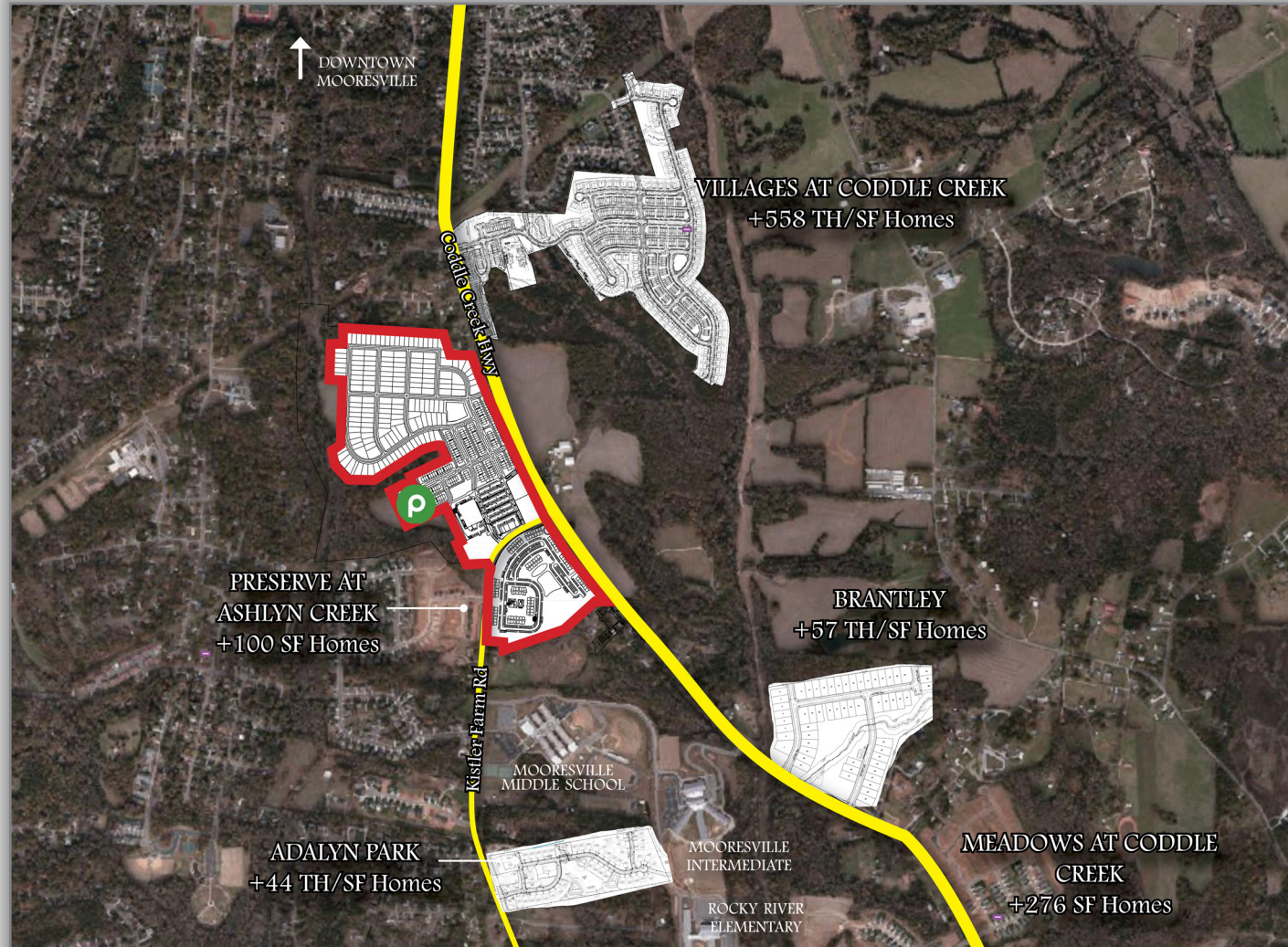
  
**CAMBRIDGE  
PROPERTIES**

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

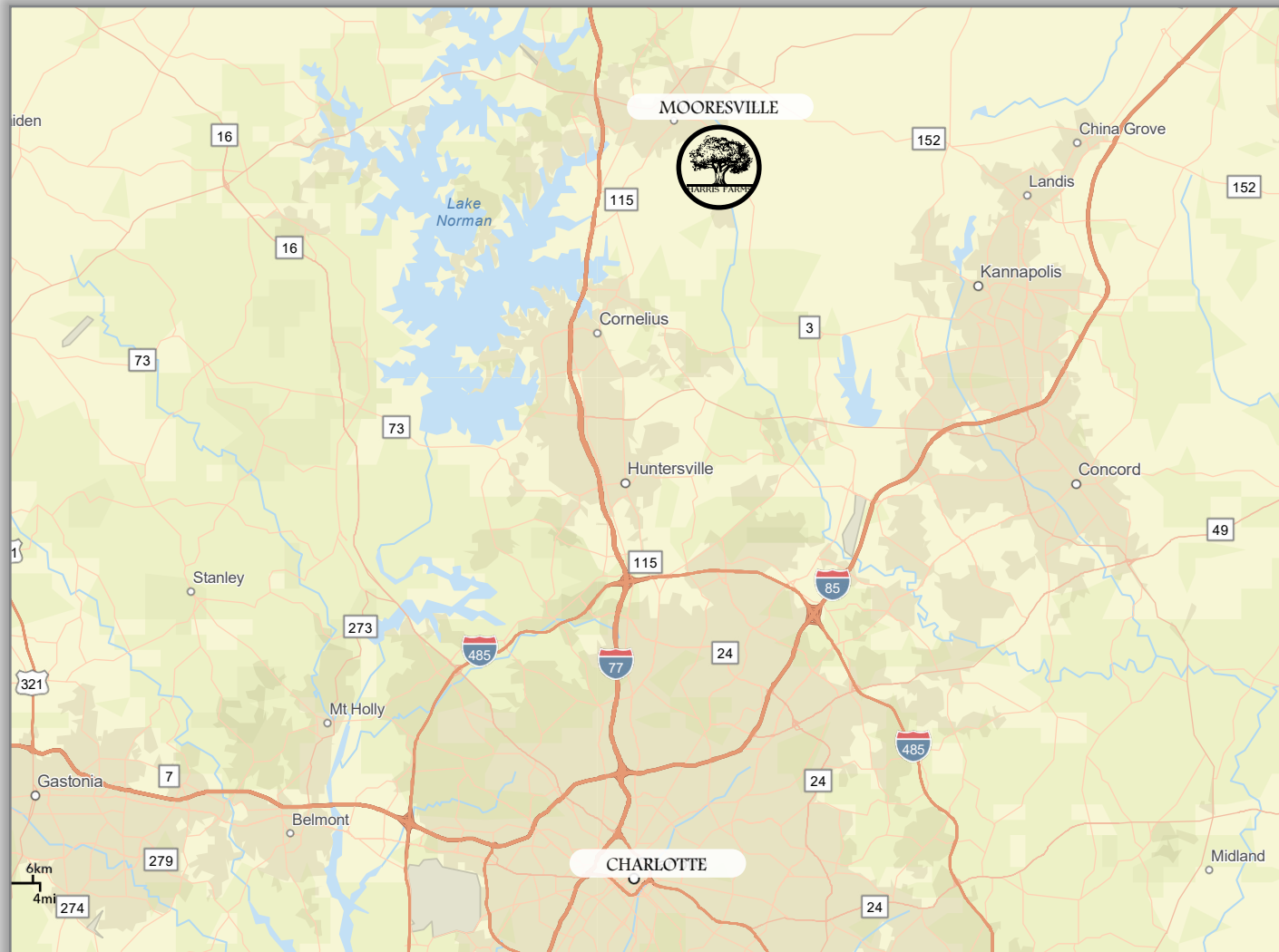
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## LOCATION MAP

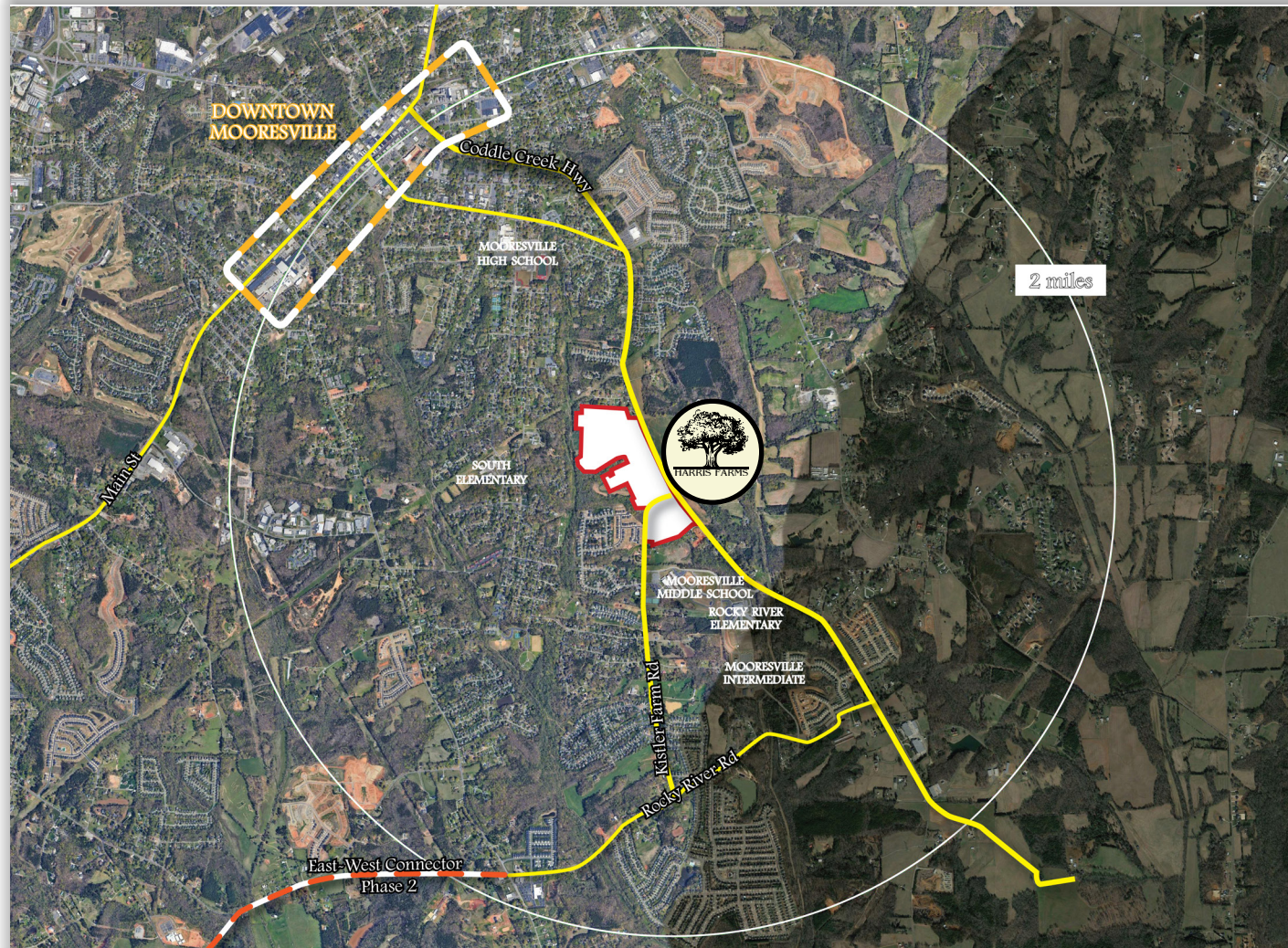


## LOCATION MAP





## 2-MILE OVERVIEW

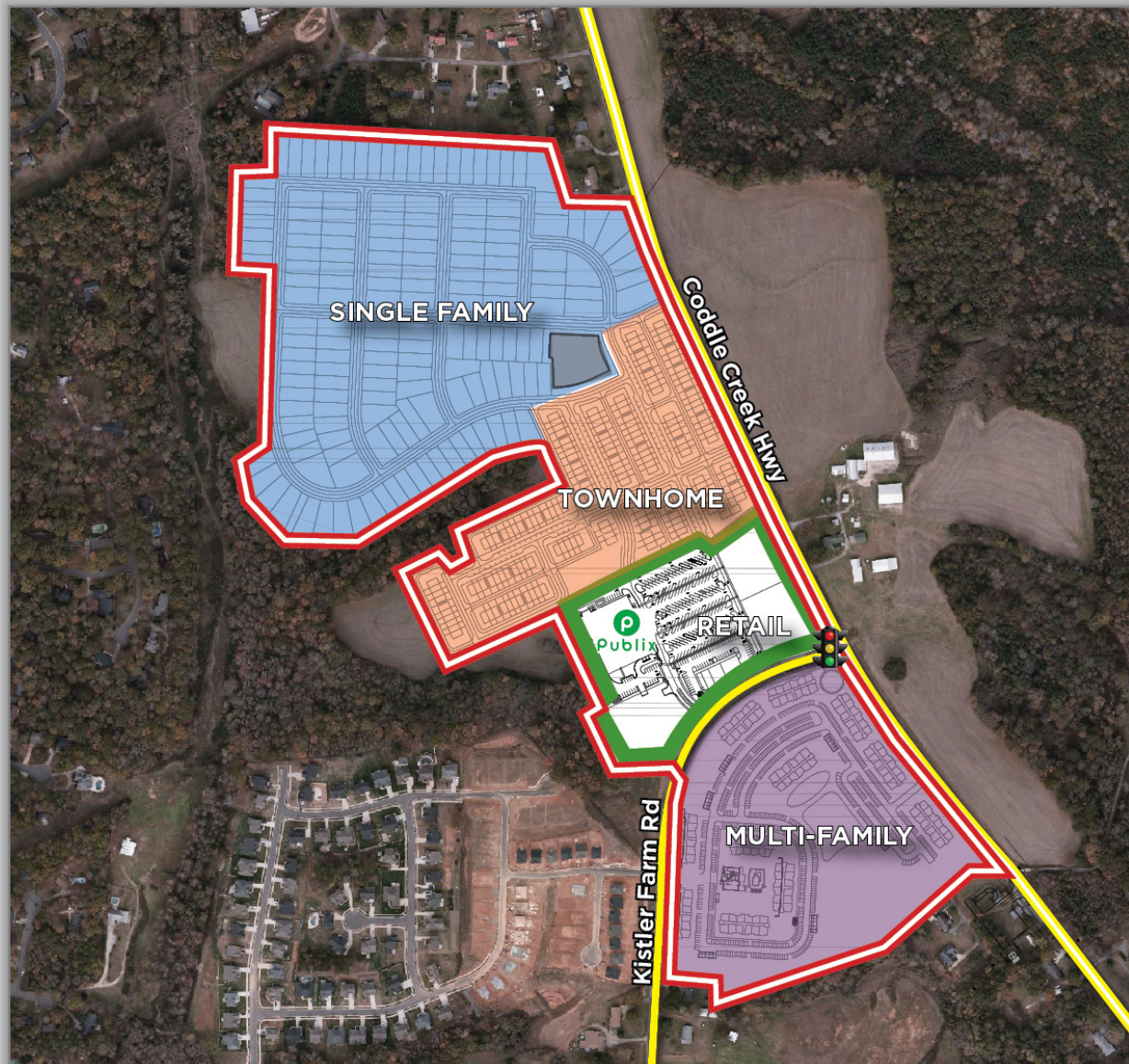




## MASTER SITE PLAN

Harris Farms is a  $\pm 136$ 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-2025. The Harris Farms Retail Village, anchored by Publix includes **11,800 SF of retail shop space and three outparcels.**



±165 SINGLE FAMILY HOMES

±168 TOWNHOMES

RETAIL VILLAGE  
48,387 SF Publix  
11,800 SF Shops  
3 Outparcels

±380 MULTI-FAMILY UNITS

## RETAIL VILLAGE SITE PLAN



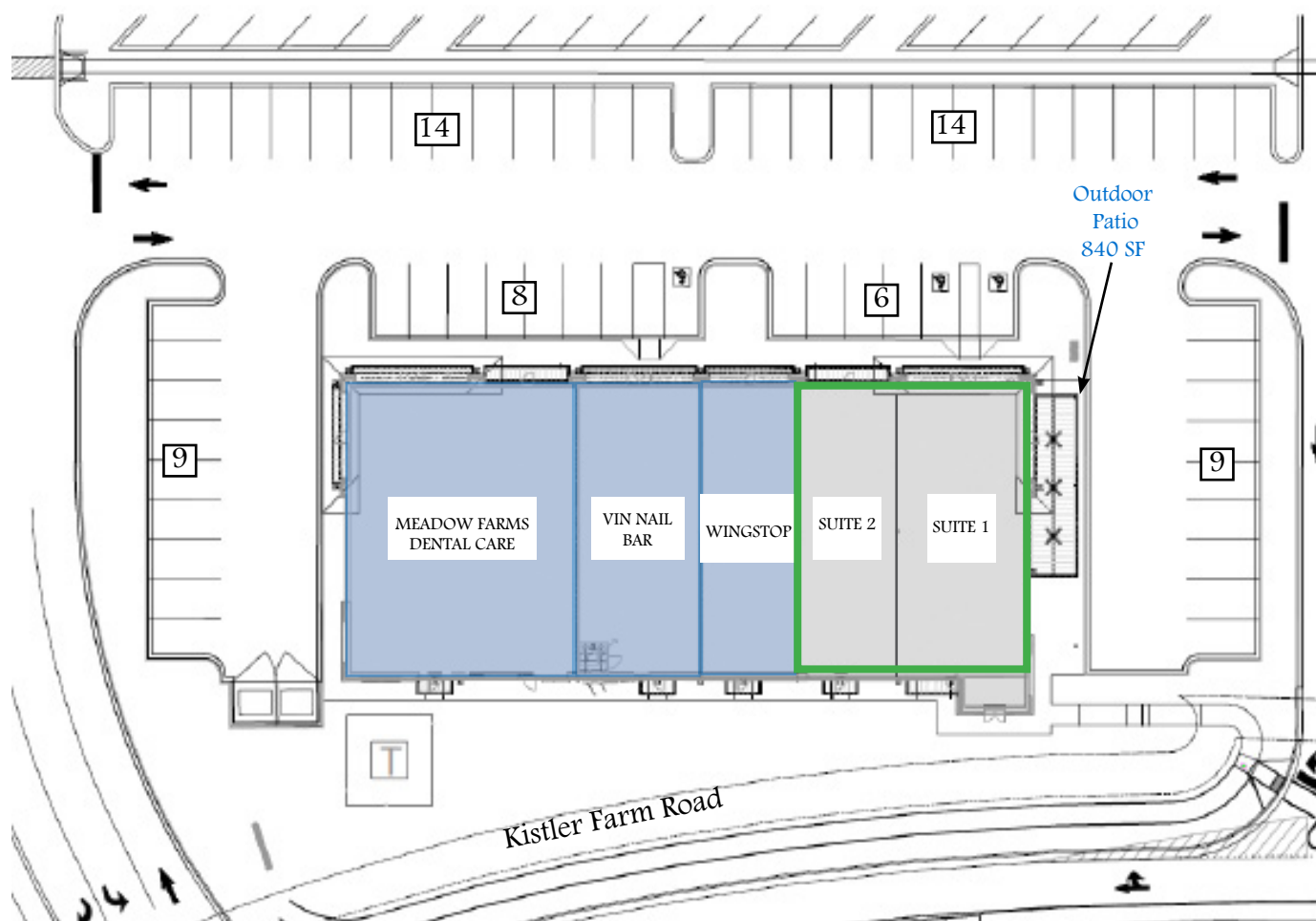
### RETAIL VILLAGE

Publix	48,387 SF
Retail Shops- AVAILABLE	11,800 SF
Outparcel 2- AVAILABLE	1.853 AC
Outparcel 3- Leased	1.447 AC
Outparcel 4- AVAILABLE	1.146 AC





## RETAIL SHOPS LEASE PLAN

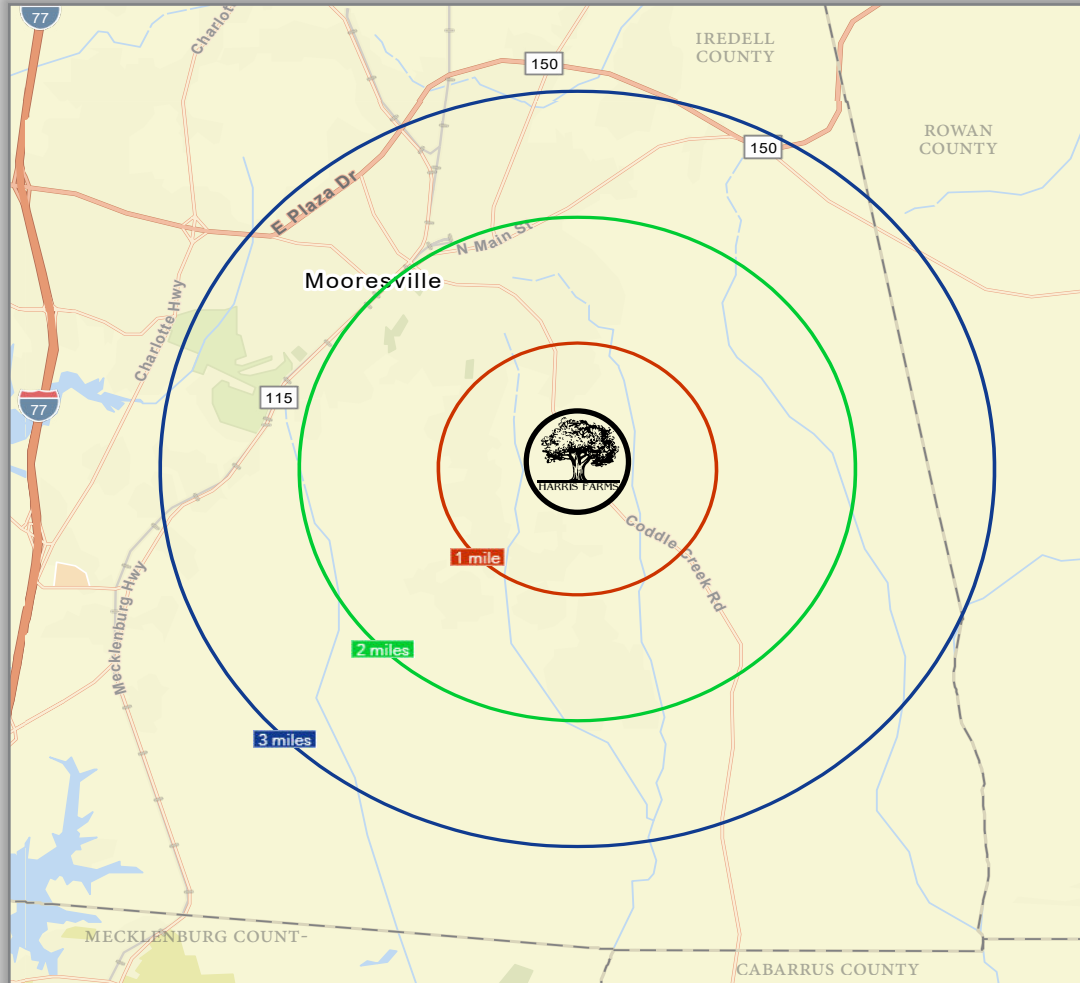


### Tenants

Meadow Farms Dental Care	3,900 SF
Vin Nail Bar	2,140 SF
Wingstop	1,680 SF
Suite 2 - Available	1,750 SF
Suite 1* - Available	2,240 SF

\*With Outdoor Patio

## DEMOGRAPHIC PROFILE



STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2029 Forecast	3,723	19,470	36,318
Population 2024 Projection	2,758	17,430	32,847
Per Capita Income 2029 Forecast	\$52,876	\$49,687	\$48,102
Per Capita Income 2024 Projection	\$43,363	\$40,962	\$39,646
Median HH Income 2029 Forecast	\$116,009	\$107,206	\$100,834
Median HH Income 2024 Projection	\$102,616	\$92,738	\$85,078

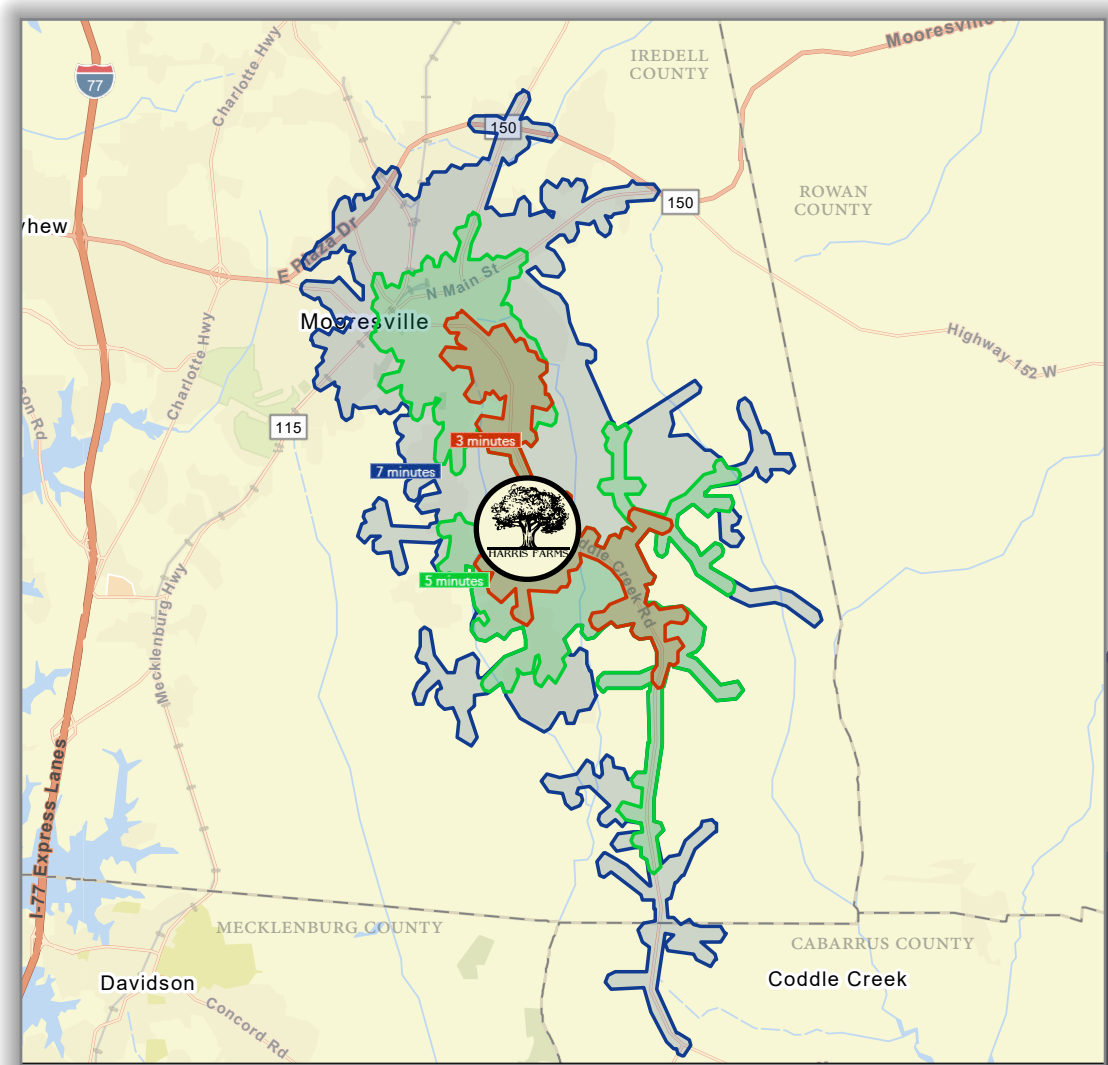
POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.  
Prepared: 7/31/24



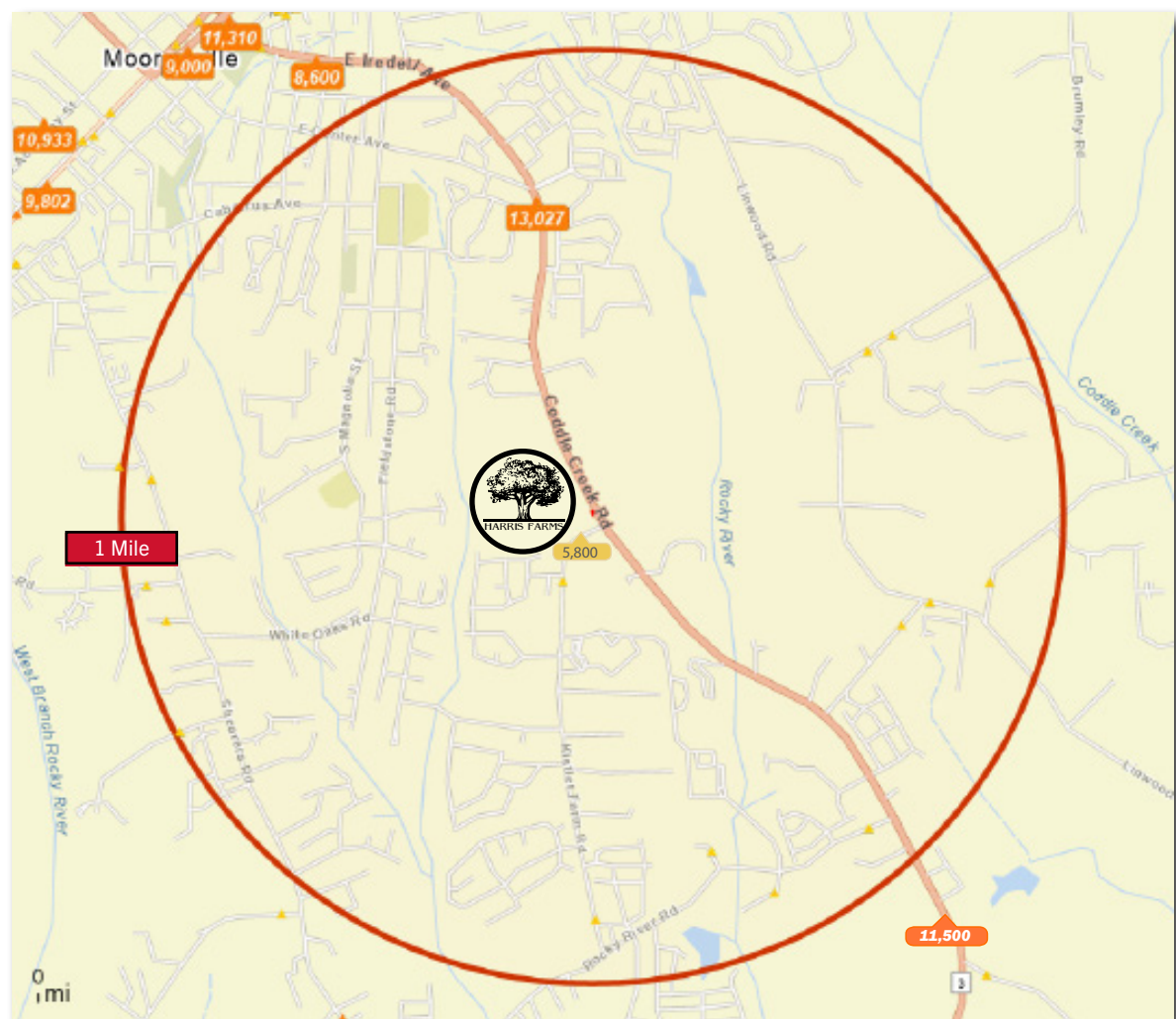
DEMOGRAPHIC PROFILE (CONT.)

STUDY AREA: Drive-Time	3 Minutes	5 Minutes	7 Minutes
Population 2029 Forecast	4,288	10,934	24,711
Population 2024 Projection	3,289	9,066	22,282
Per Capita Income 2029 Forecast	\$55,840	\$50,483	\$47,018
Per Capita Income 2024 Projection	\$46,531	\$41,316	\$38,546
Median HH Income 2029 Forecast	\$119,506	\$109,040	\$102,670
Median HH Income 2024 Projection	\$104,200	\$93,110	\$86,963

POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.  
Prepared: 7/31/24



## TRAFFIC PROFILE



### TRAFFIC COUNTS

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

Kistler Farm Rd  
(At Site) 6,100 AADT

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

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