



HARRIS FARMS

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

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



CAMBRIDGE
PROPERTIES

CambridgeProp.com

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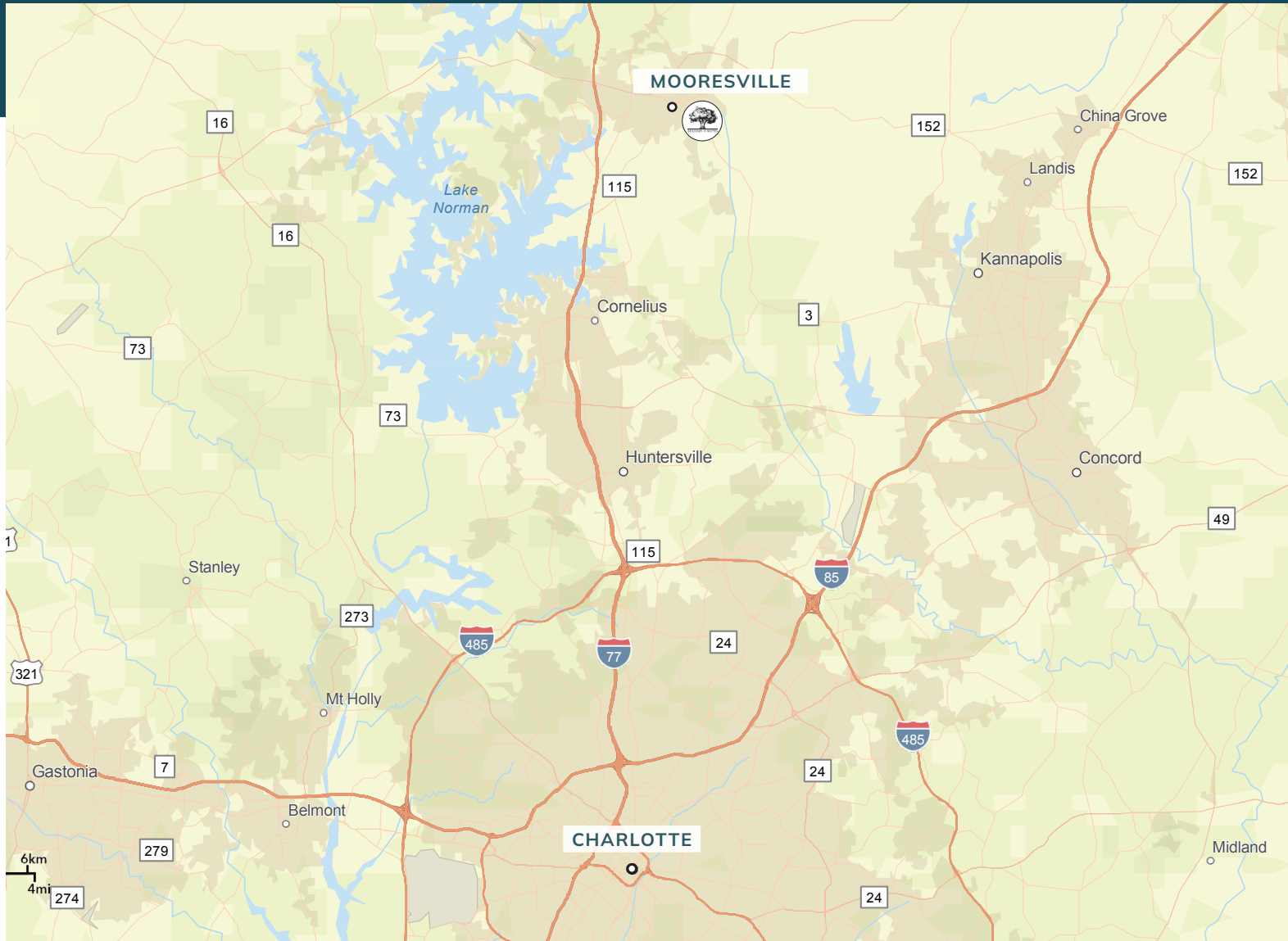
LOCATION MAP

Harris Farms



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Harris Farms



Harris Farms

MASTER SITE PLAN

Harris Farms is a *136ac integrated multi-use development located in Mooresville, North Carolina. Designed as a walkable, community-oriented development minutes from downtown Mooresville, Harris Farms includes approx. 165 single family homes, 168 townhomes, and 383 multi-family units.

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
- *383 MULTI-FAMILY UNITS



Harris Farms

RETAIL VILLAGE SITE PLAN

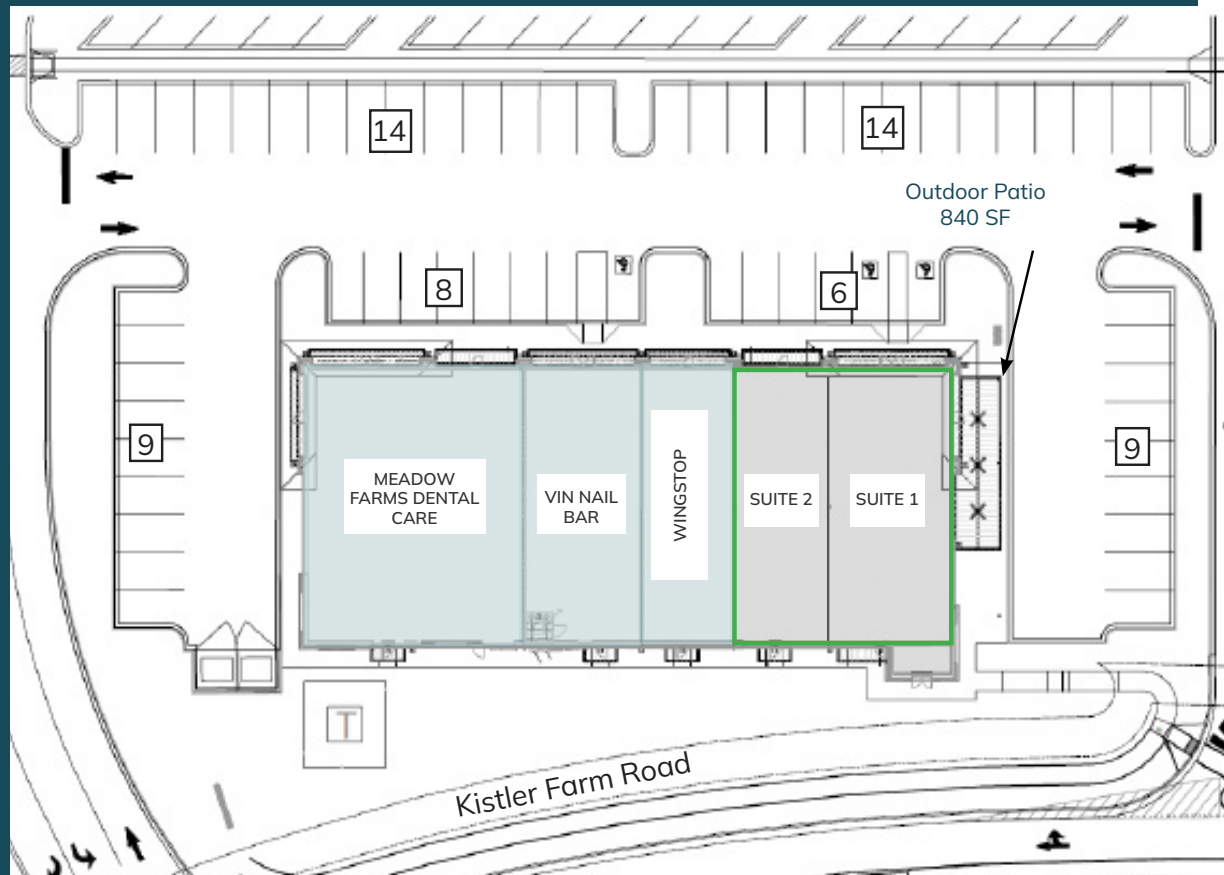


RETAIL VILLAGE

Publix	48,387 SF
Retail Shops - AVAILABLE	11,800 SF
Outparcel 2A - LEASED	0.75 AC
Outparcel 2B - AVAILABLE	1.1 AC
Outparcel 3 - LEASED	1.447 AC
Outparcel 4 - AVAILABLE	1.146 AC



RETAIL SHOPS LEASE PLAN



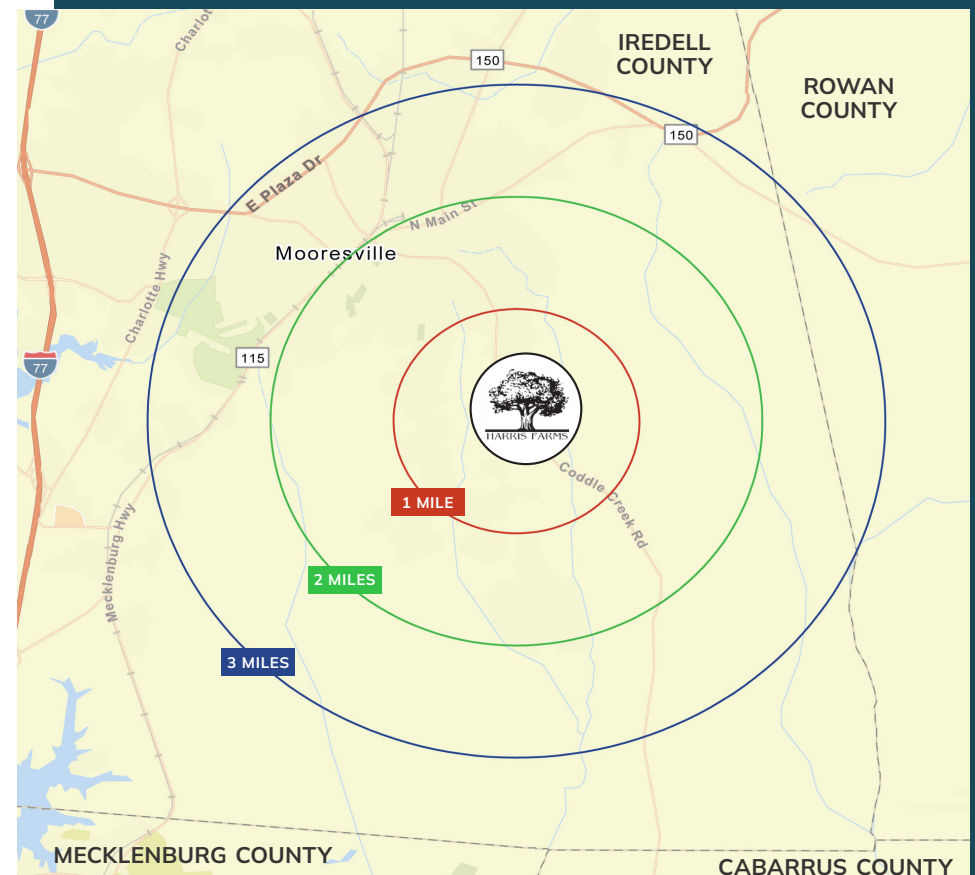
TENANTS

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 *With Outdoor Patio	2,240 SF



DEMOGRAPHIC PROFILE

STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2030 Forecast	3,390	19,844	36,186
Population 2025 Projection	2,738	17,923	33,361
Per Capita Income 2030 Forecast	\$59,369	\$55,253	\$54,041
Per Capita Income 2025 Projection	\$50,525	\$47,433	\$46,606
Median HH Income 2030 Forecast	\$129,338	\$115,212	\$109,503
Median HH Income 2025 Projection	\$111,418	\$103,253	\$97,137



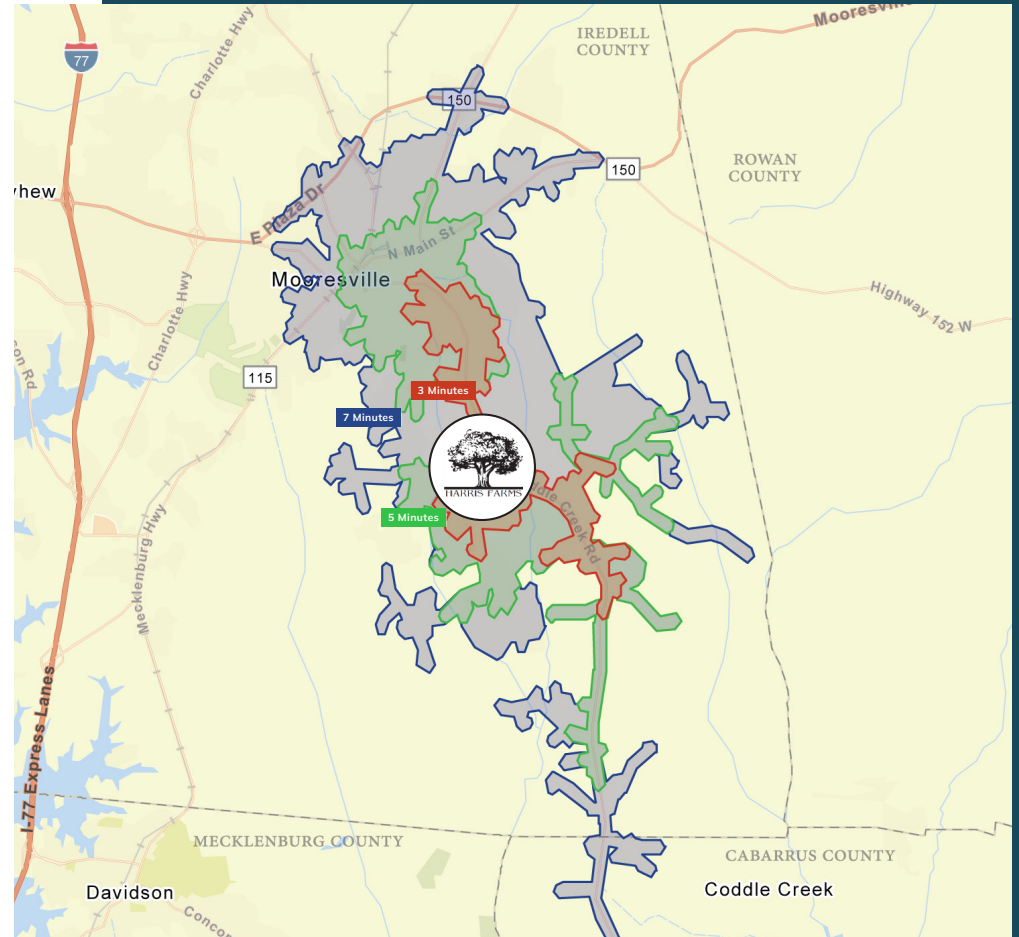
POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data. Prepared: 3/13/26



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DEMOGRAPHIC PROFILE (CONT.)

STUDY AREA: Drive Time	3 Minutes	5 Minutes	7 Minutes
Population 2030 Forecast	3,304	6,870	10,688
Population 2025 Projection	2,684	6,131	10,062
Per Capita Income 2030 Forecast	\$61,248	\$54,010	\$49,186
Per Capita Income 2025 Projection	\$52,940	\$45,817	\$42,507
Median HH Income 2030 Forecast	\$134,422	\$116,981	\$105,718
Median HH Income 2025 Projection	\$116,554	\$103,293	\$94,501



POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2025 and 2030.
Esri converted Census 2010 into 2020 geography and Census 2020 data.
Prepared: 3/13/26

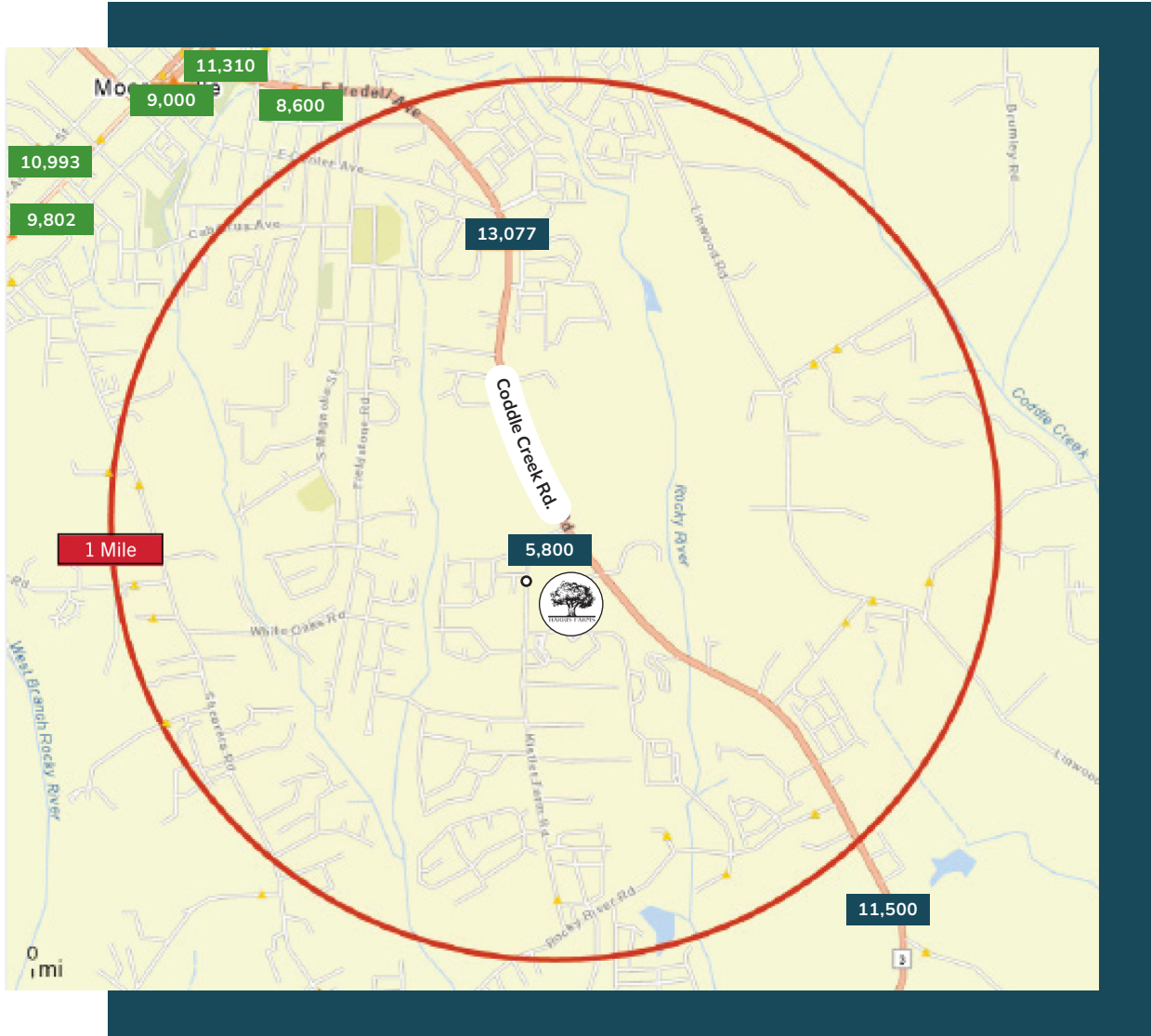


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TRAFFIC PROFILE

TRAFFIC COUNTS	
Coddle Creek Hwy (1.02 miles NW of Site)	13,077 AADT
Kistler Farm Rd (At Site)	5,800 AADT
Coddle Creek Hwy (1.61 miles SE of Site)	11,500 AADT

SOURCE: NCDOT 2024 AADT Stations
Prepared 3/13/2026





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