



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



# WINSLOW BAY

594 River Highway · Mooresville, NC 28117



## FEATURED TENANTS



LEASING AGENT

WILL REIS +1 (205) 453-6240

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## PROPERTY HIGHLIGHTS

- Regionally accessible via I-77
- Strong anchor line-up including Target, Ross Dress for Less, HomeGoods, Michael's, Dick's Sporting Goods and PetSmart
- Excellent visibility from River Highway traveling from Charlotte to Lake Norman
- Target's most northern location on I-77 from Charlotte to West Virginia
- Convenient access with multiple points of ingress/egress with traffic light access

## POPULATION

|         |         |
|---------|---------|
| 3 mile  | 33,789  |
| 5 mile  | 78,291  |
| 10 mile | 185,497 |

## DAYTIME POPULATION

|         |         |
|---------|---------|
| 3 mile  | 38,037  |
| 5 mile  | 77,848  |
| 10 mile | 172,928 |

## DEMOGRAPHICS



## HOUSEHOLDS

|         |        |
|---------|--------|
| 3 mile  | 13,972 |
| 5 mile  | 30,923 |
| 10 mile | 73,309 |

## AVG HH INCOME (\$)

|         |         |
|---------|---------|
| 3 mile  | 119,347 |
| 5 mile  | 124,249 |
| 10 mile | 138,422 |

## MED HH INCOME (\$)

|         |        |
|---------|--------|
| 3 mile  | 85,650 |
| 5 mile  | 88,486 |
| 10 mile | 96,082 |



LAKE NORMAN  
OF CATAWBA

MOORESVILLE

150

152

85

WINSLOW  
BAY

77

DAVIDSON

CORNELIUS

KANNAPOLIS

85

HUNTERSVILLE

CONCORD

16

77

485

MT HOLLY

485

NEWELL

85

85

GASTONIA

CHARLOTTE DOUGLAS  
INTERNATIONAL  
AIRPORT (CLT)



CHARLOTTE

85

77

485

MINT HILL

601

MIDLAND



# AREA MAP

## Mooresville Crossing



## Winslow Bay Commons



## The Shops at Fresh Market



## Birkdale Village



## Northcross Shopping Center



## Northlake Mall



## Atherton Mill



## Belgate



# AREA MAP



WINSLOW BAY  
COMMONS

sam's club

VICTORY LANES

Bj's

Pet Paradise

CLIFFHANGERS

Panera  
BREAD

Walgreens

Port Village Shopping Center  
Joe Fish  
POKE BROS  
ups  
FOOD LOUN  
PAM BERRIES

golden  
corral

KOHL'S  
BIG LOTS  
SHOE CARNIVAL

WAFFLE  
HOUSE

SMOKE  
PIT  
RESTAURANT

FEAR LESS  
ADVENTURE PARK

Mooresville Crossing  
America's Best  
ME Bath & Body Works  
ULTA  
MALLWATERS  
OLD NAVY  
BEST BUY  
Staples

LOWE'S

HOBBY  
LOBBY

Chick-fil-A

BUFFALO  
WILD WINGS

JOHN  
DEBARTOLO  
RESTAURANT

COSMO PROF  
SALLY BEAUTY  
HARTSON'S  
STYLEC  
ENCORE  
HobbyTown

GOING TWICE  
SWIM  
SWIM

the

HOP TOWN

Lowes  
FOODS

LOWE'S

HOBBY  
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JOANN  
OLLIE'S  
DOLLAR TREE  
AmStar  
FLOOR  
DECOR

