



**DICK'S**  
SPORTING GOODS

# winslow bay commons

TARGET SHADOW-ANCHORED  
SHOPPING CENTER

594 River Highway  
Mooresville, NC 28117

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CRAWFORD SQUARE  
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# property highlights

Located in Mooresville, a strong, high-growth submarket of Charlotte, NC.

Strong anchor line-up including Target, Ross Dress for Less, HomeGoods, Michael's, Dick's Sporting Goods and PetSmart.

Superior visibility and signage from Highway 150 traveling from Charlotte to Lake Norman.

Target's most northern location on I-77 from Charlotte to West Virginia.

Multiple points of ingress/egress.

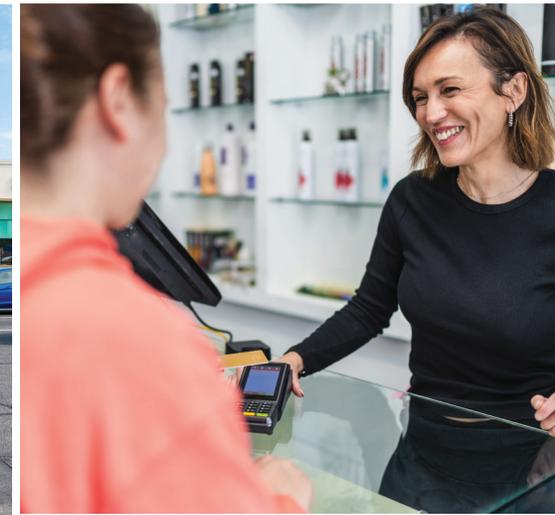
Proximate to new Iredell 17 acre \$40M medical facility.

## STRONG CUSTOMER TRAFFIC

36,000 +  
Vehicles per day on NC 150

3.9 MILLION  
Visits annually

42,888  
Daytime population within a 3-mile radius



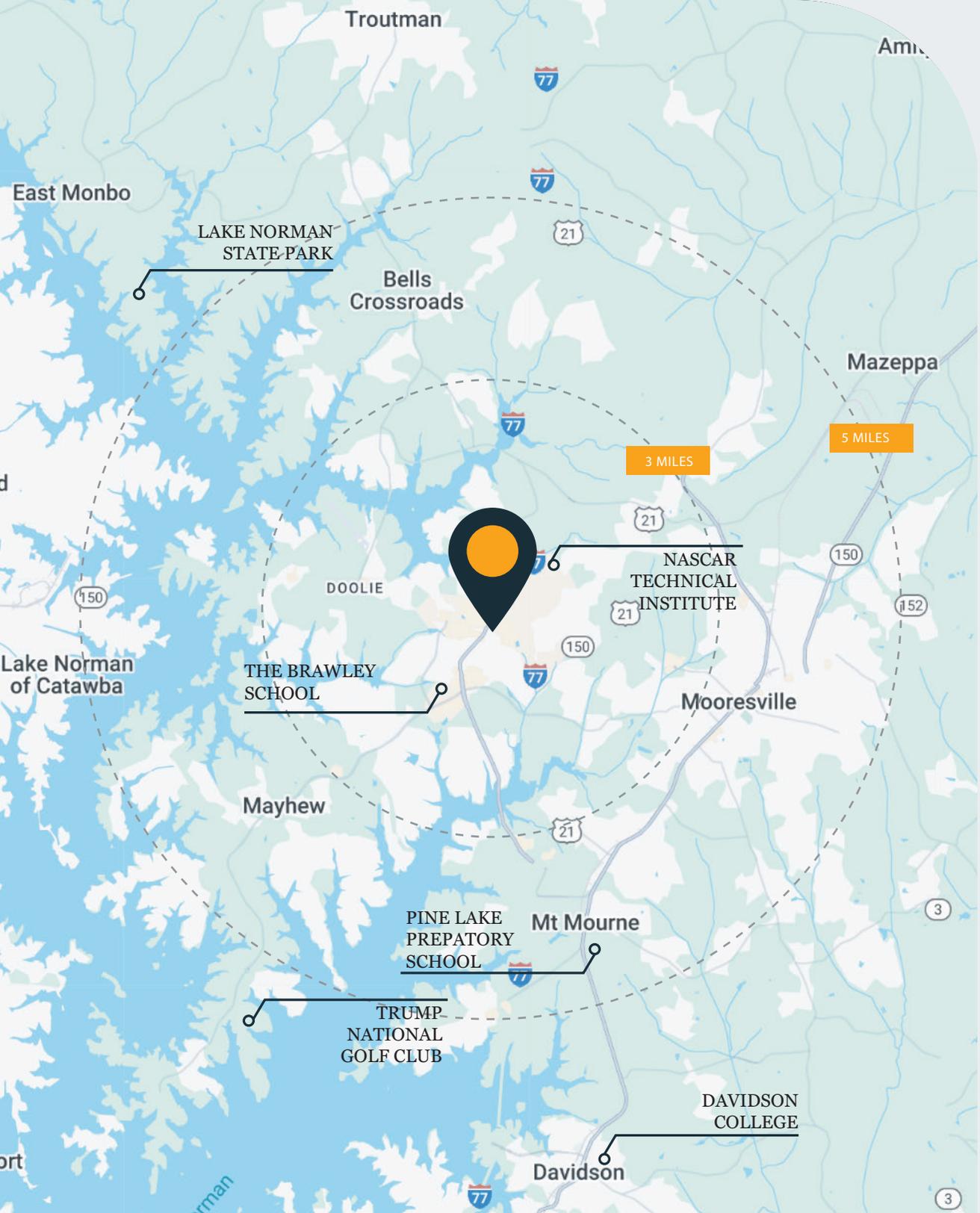
**ROSS**  
DRESS FOR LESS®

**DICK'S**  
SPORTING GOODS

**HomeGoods®**

**T.J. maxx®**

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# market overview

Winslow Bay Commons in Mooresville, North Carolina, features a strong lineup of box tenants, providing a wide range of popular retail and service options. Among the key tenants are well-known national chains and big-box stores that cater to everyday shopping needs. These include major retailers like Target, and TJ Maxx, offering discounted brand-name apparel, home goods, and more. The center also hosts large-format stores such as DSG and PetSmart providing shoppers with a variety of retailers.

Whether for its racing heritage, waterfront views, or family-friendly atmosphere, Mooresville offers a dynamic place to live, work, and play.

**\$119,186**

Average HH income within a 3-mile radius

**40.1**

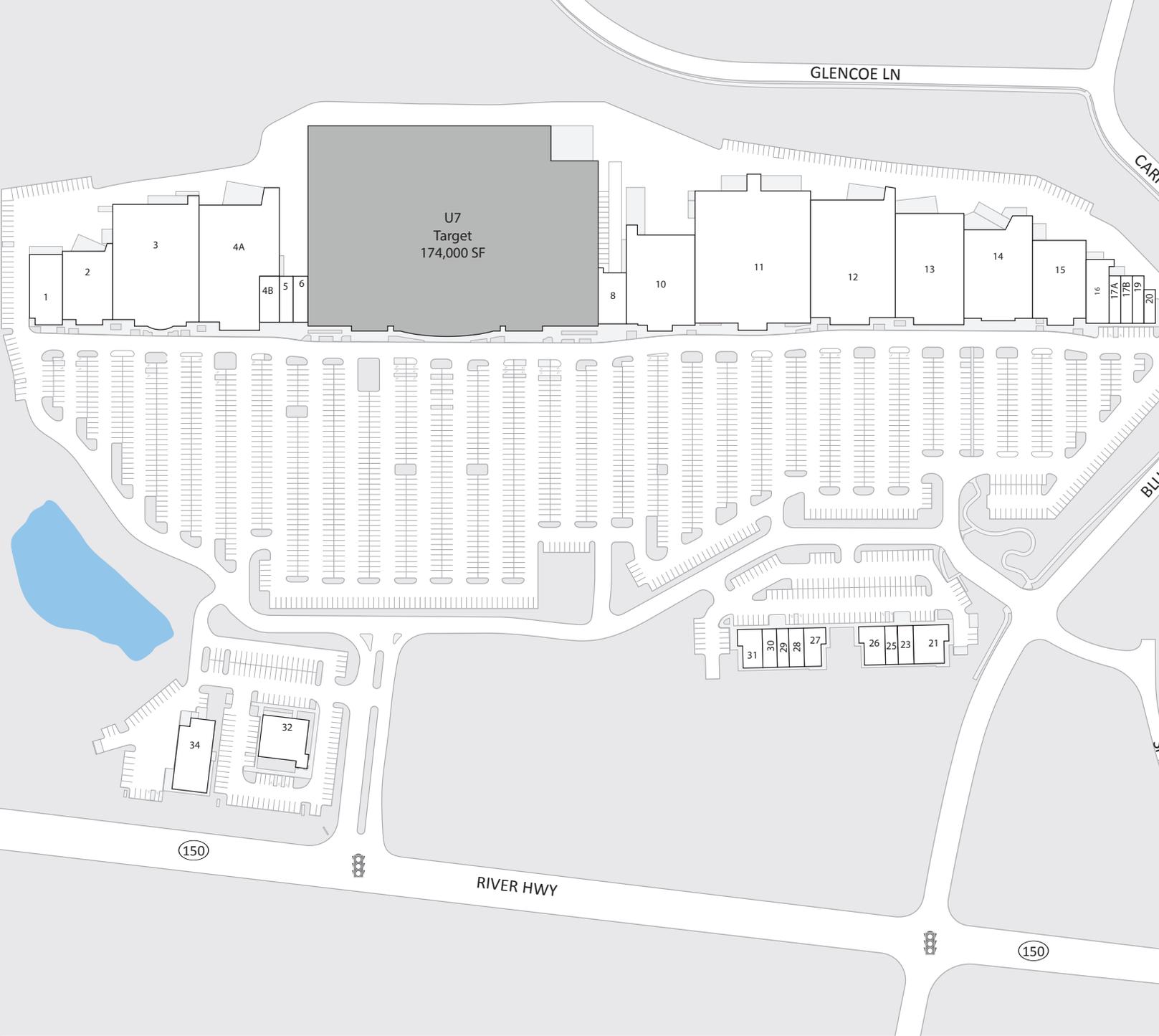
Median age within a 3-mile radius

**46.2%**

With an educational attainment in the true trade area



# site plan



- |  |                                    |
|--|------------------------------------|
| 1   7,150 SF<br>AVAILABLE                  | 17A   1,400 SF<br>SOLA SALONS      |
| 2   9,522 SF<br>POPSHELF                   | 17B   1,400 SF<br>MILAN LASER      |
| 3   30,187 SF<br>ROSS                      | 19   1,400 SF<br>AVAILABLE         |
| 4A   24,335 SF<br>HOMEGOODS                | 20   1,000 SF<br>AVAILABLE         |
| 4B   4,225 SF<br>LENSCRAFTERS              | 21   3,300 SF<br>WINE MAESTRO      |
| 5   1,400 SF<br>SPORTS CLIPS               | 23   1,500 SF<br>RICE FUN          |
| 6   2,100 SF<br>KAY JEWELERS               | 25   1,200 SF<br>IREPAIRS          |
| 8   4,000 SF<br>CARTER'S                   | 26   2,400 SF<br>SUSHI ON THE LAKE |
| 10   18,300 SF<br>WORLD MARKET             | 27   2,100 SF<br>SALSARITA'S       |
| 11   45,644 SF<br>DICK'S SPORTING<br>GOODS | 28   1,500 SF<br>AVAILABLE         |
| 12   30,000 SF<br>T.J. MAXX                | 29   1,200 SF<br>R&B TEA           |
| 13   21,300 SF<br>MICHAEL'S                | 30   1,200 SF<br>COLD STONE        |
| 14   19,435 SF<br>PETSMART                 | 31   2,400 SF<br>TONY'S PIZZA      |
| 15   12,000 SF<br>RACK ROOM                | 32   6,999 SF<br>LEASED            |
| 16   4,000 SF<br>SOLA SALON                | 34   5,176 SF<br>DISCOUNT TIRE     |

# mooreville's dominant power center

GATHER, RELAX, & ENJOY





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