

winslow bay commons

TARGET SHADOW-ANCHORED
SHOPPING CENTER

594 River Highway
Mooresville, NC 28117

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CRAWFORD SQUARE
REAL ESTATE ADVISORS



property highlights

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

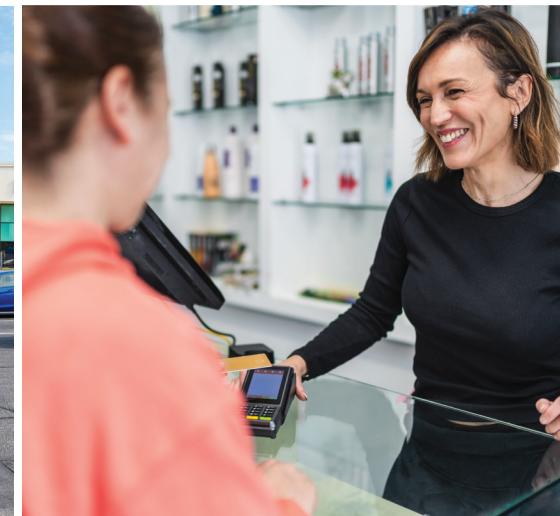
Strong anchor line-up including Target, Ross Dress for Less, Homegoods, Michael's, Dick's Sporting Goods and PetSmart.

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

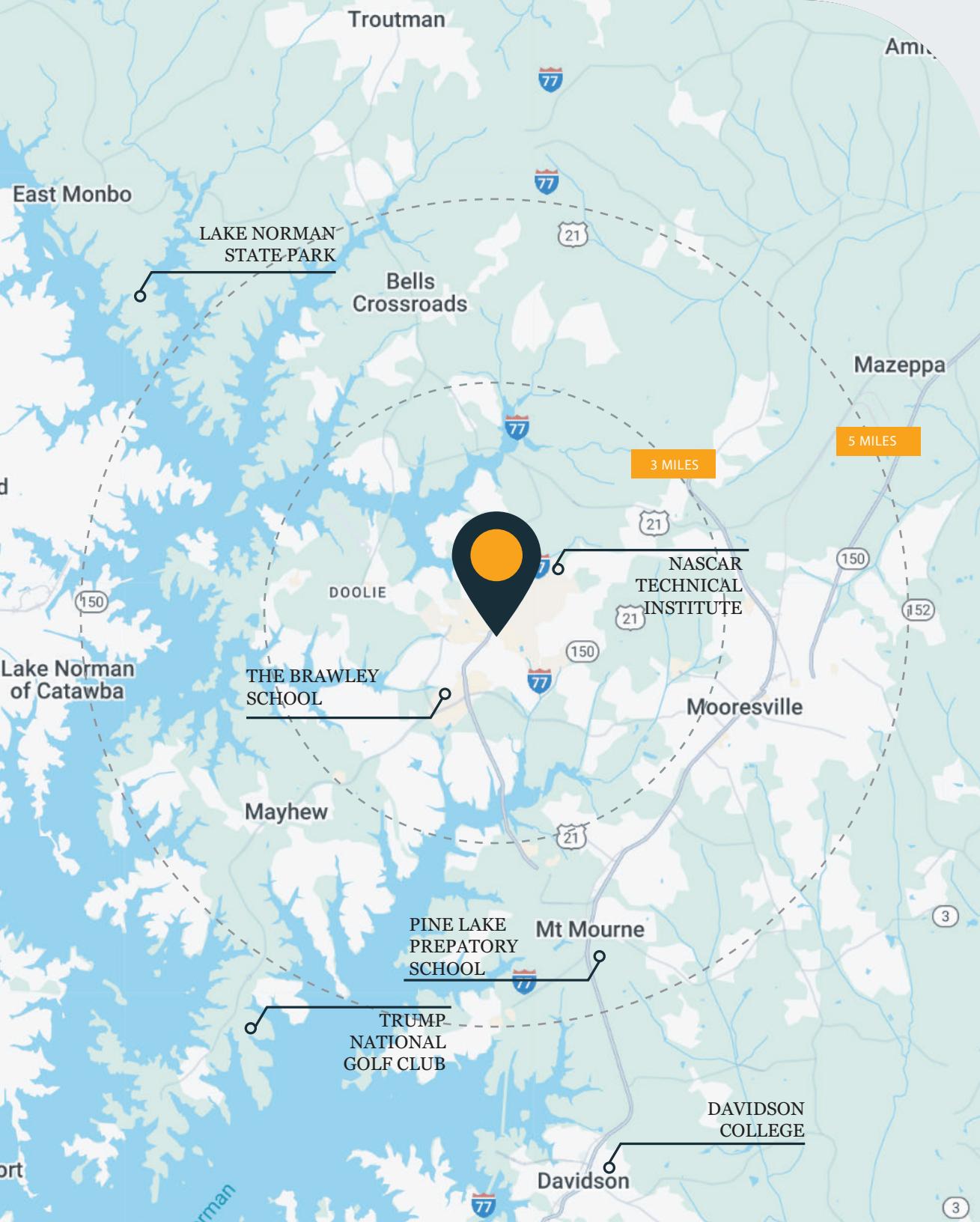
36,000 +
Vehicles per day on NC 150

3.9 MILLION
Visits annually

42,888
Daytime population within a 3-mile radius



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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

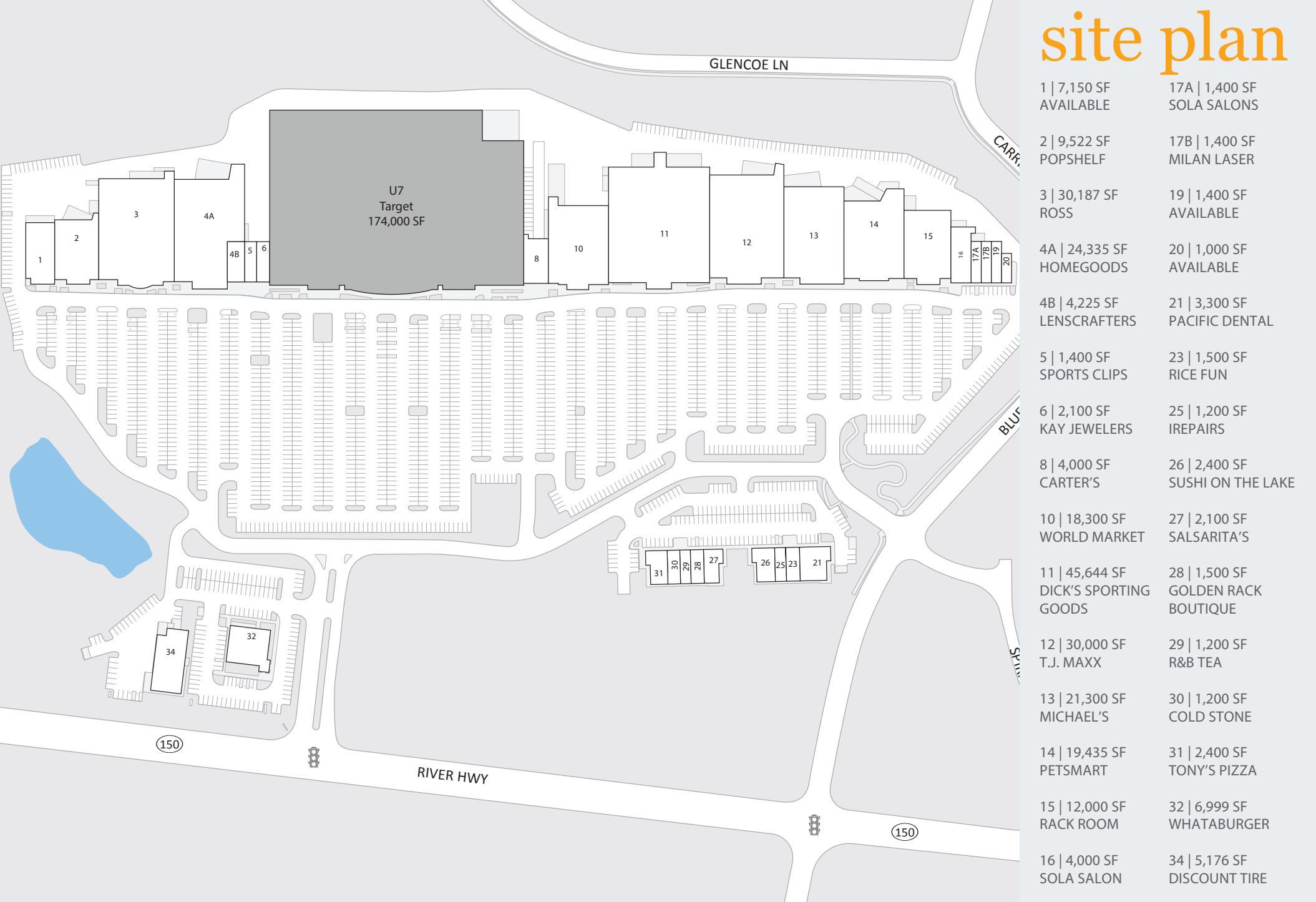
40.1

Median age within a 3-mile radius

46.2%

With an educational attainment in the true trade area

site plan



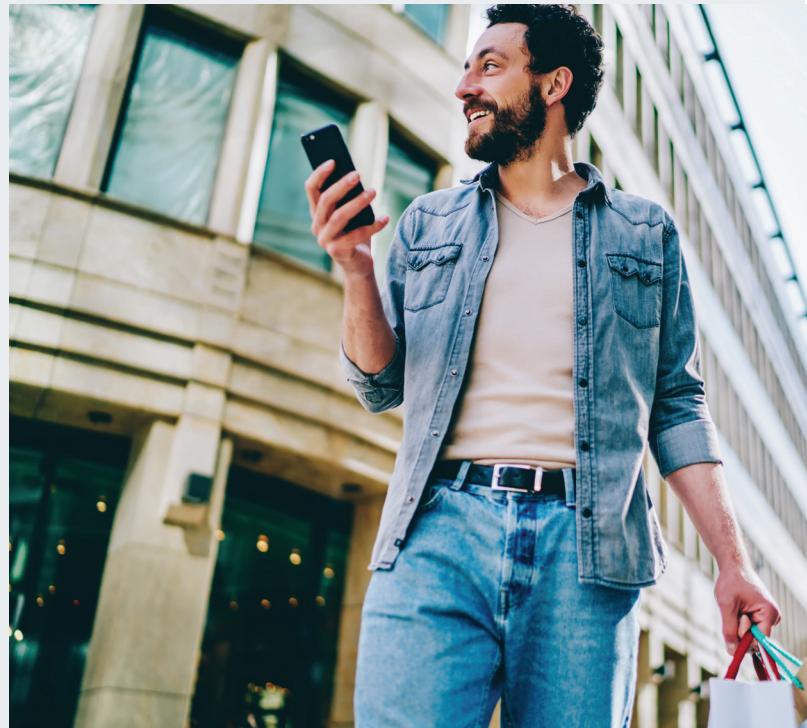
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mooresville's dominant power center

GATHER, RELAX, & ENJOY





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