

winslow bay commons

TARGET SHADOW-ANCHORED
SHOPPING CENTER

594 River Highway
Mooresville, NC 28117

nuveen



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.

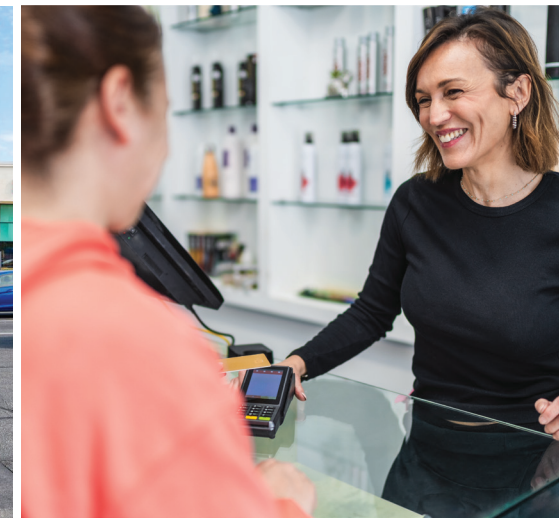
Proximate to new Iredell 17 acre \$40M medical facility.

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



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

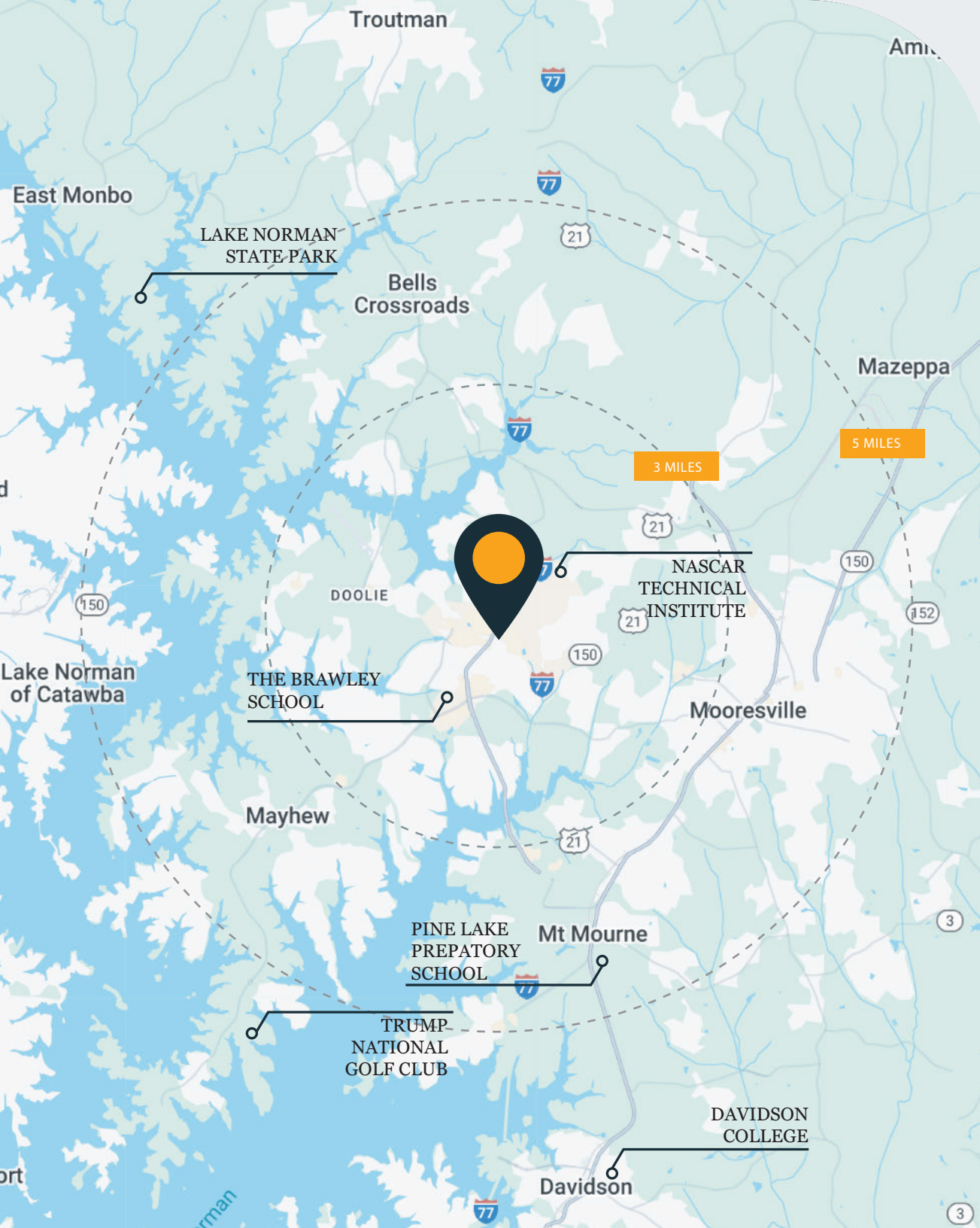
Average HH income within a 3-mile radius

40.1

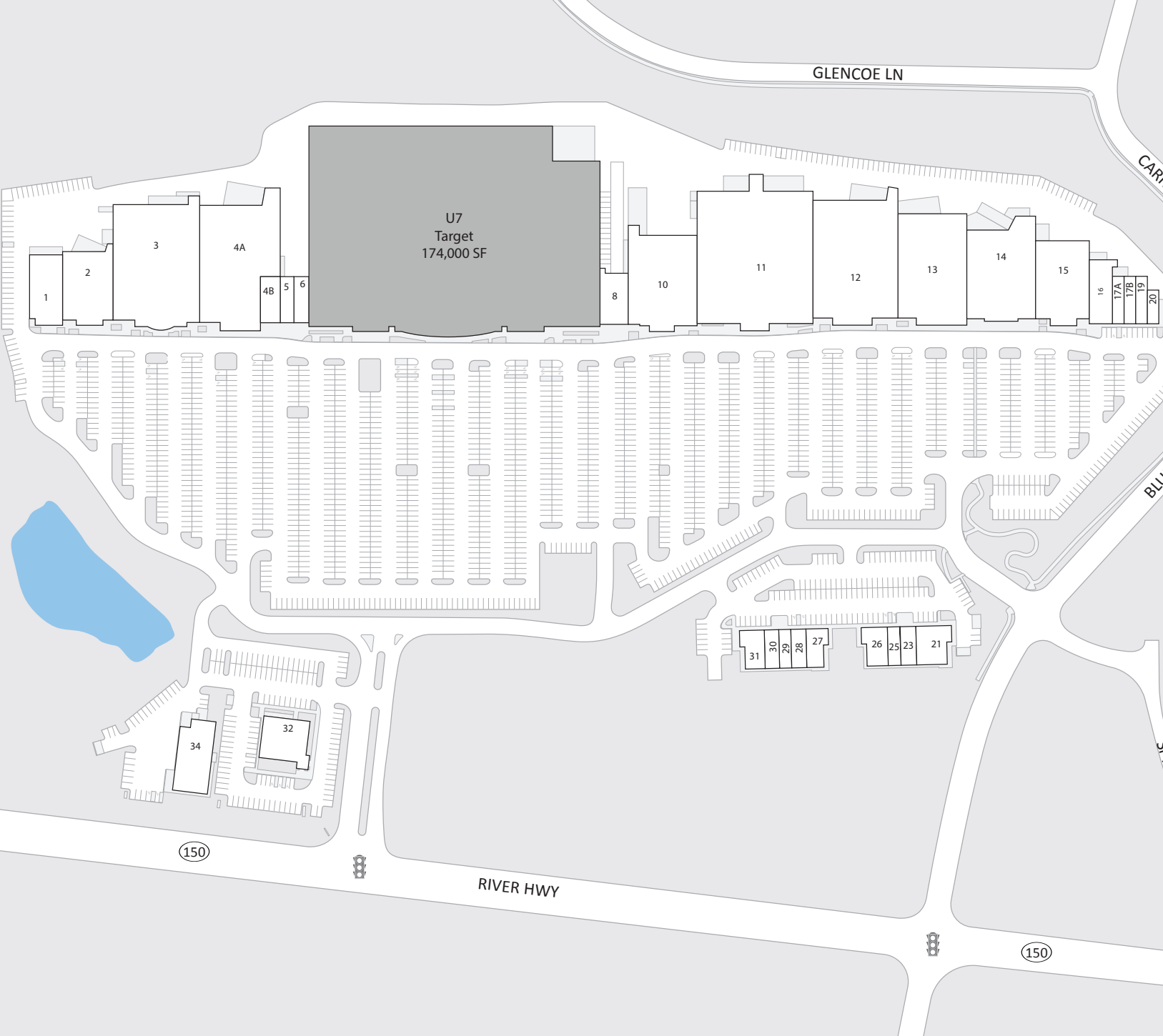
Median age within a 3-mile radius

46.2%

With an educational attainment in the true trade area



site plan



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

moore'sville's dominant power center

GATHER, RELAX, & ENJOY





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