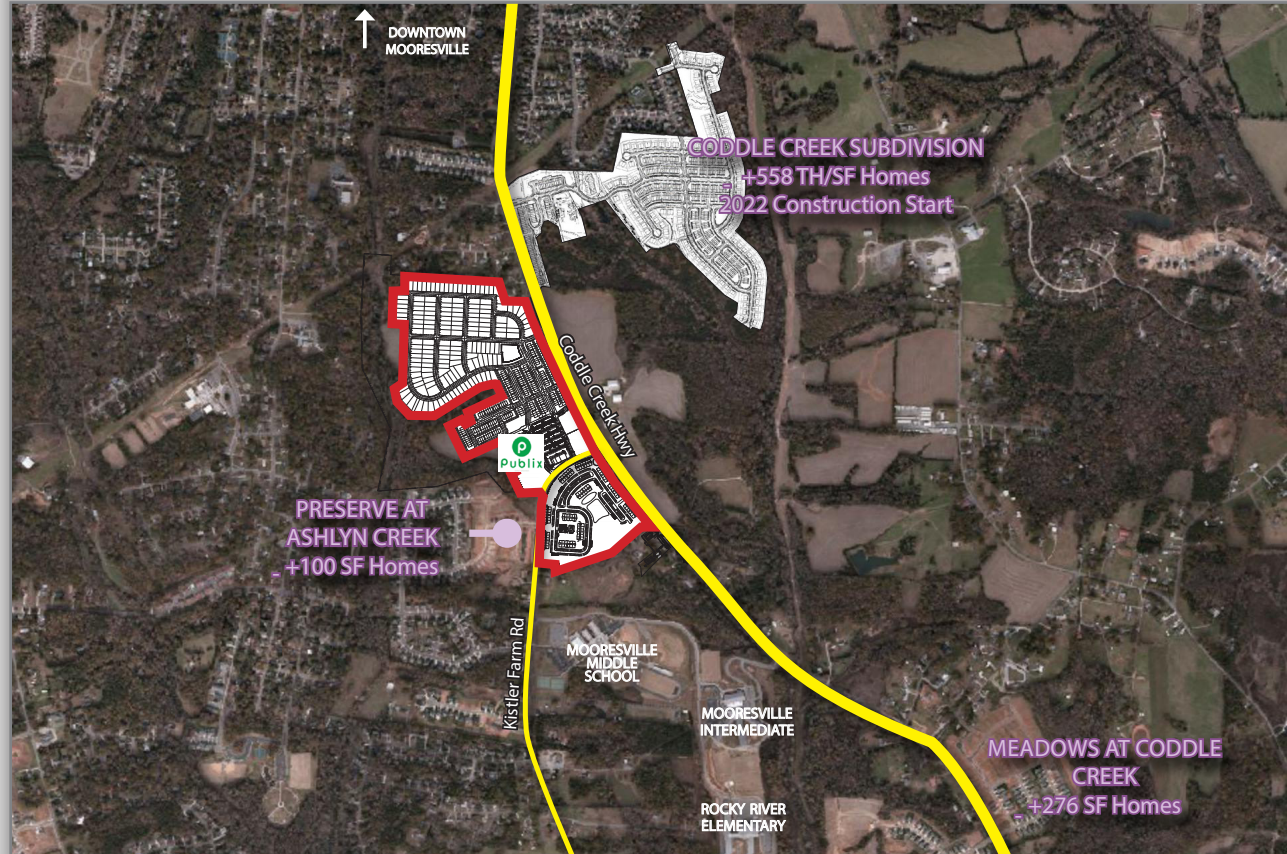




# HARRIS FARMS MOORESVILLE, NC



**11,800 SF Retail Shops & 3 Outparcels**  
**Retail Village anchored by:** 

**Coddle Creek Highway & Kistler Farm Road**

**MEREDITH RICHMOND**  
**980-260-2772**  
MLR@CAMBRIDGEPROP.COM

  
**CAMBRIDGE  
PROPERTIES**

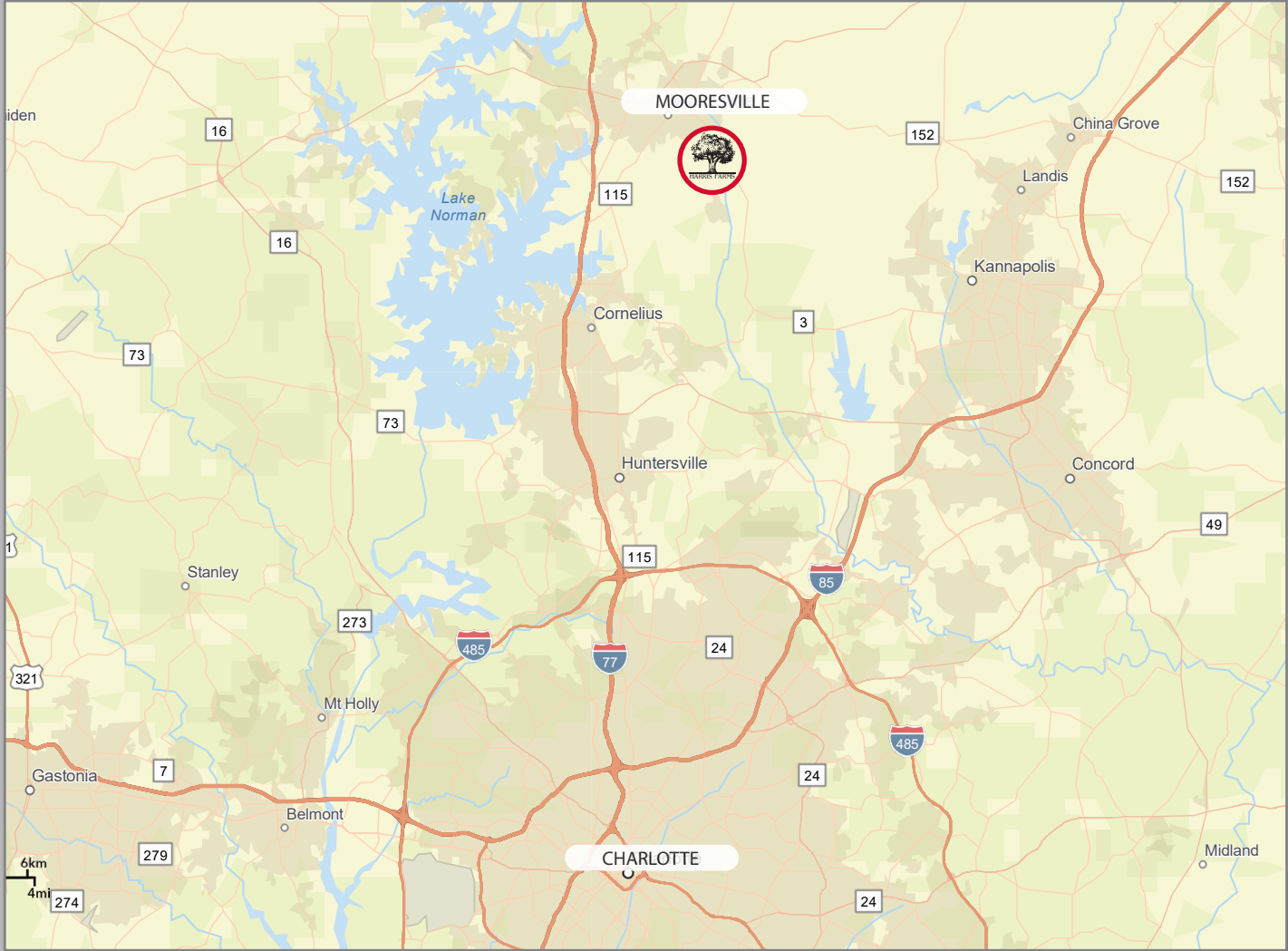
831 E. Morehead St., Ste. 245  
Charlotte, NC 28202

cambridgeprop.com

*Exceptional Development Since 1990*



LOCATION MAP





2-MILE OVERVIEW





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 will include approximately 165 single family homes, 168 townhomes, and 380 multifamily units.

The first phases of single family and townhome residences will be available mid-2025. The Harris Farms Retail Village, anchored by Publix with 11,800 SF of retail shop space and three outparcels, will be delivered Q4 2024.

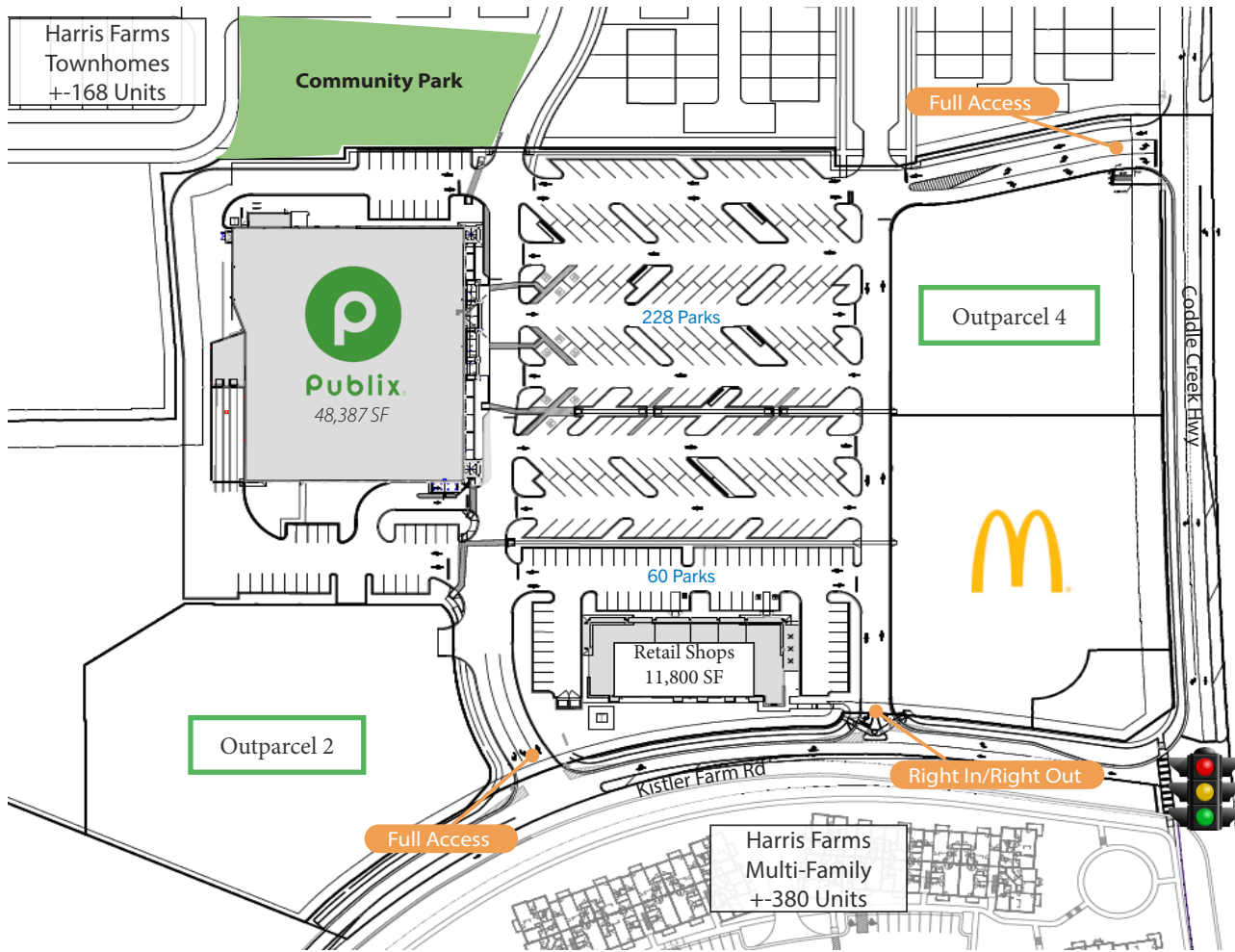
- ±165 SINGLE FAMILY HOMES ±60ac
- ±168 TOWNHOMES ±37ac
- RETAIL VILLAGE ±15ac  
 48,387 sf Publix (OPENING Q4 2024)  
 11,800 sf Shops  
 3 Outparcels
- ±380 MULTI-FAMILY UNITS





HARRIS FARMS

# RETAIL VILLAGE SITE PLAN



## RETAIL VILLAGE

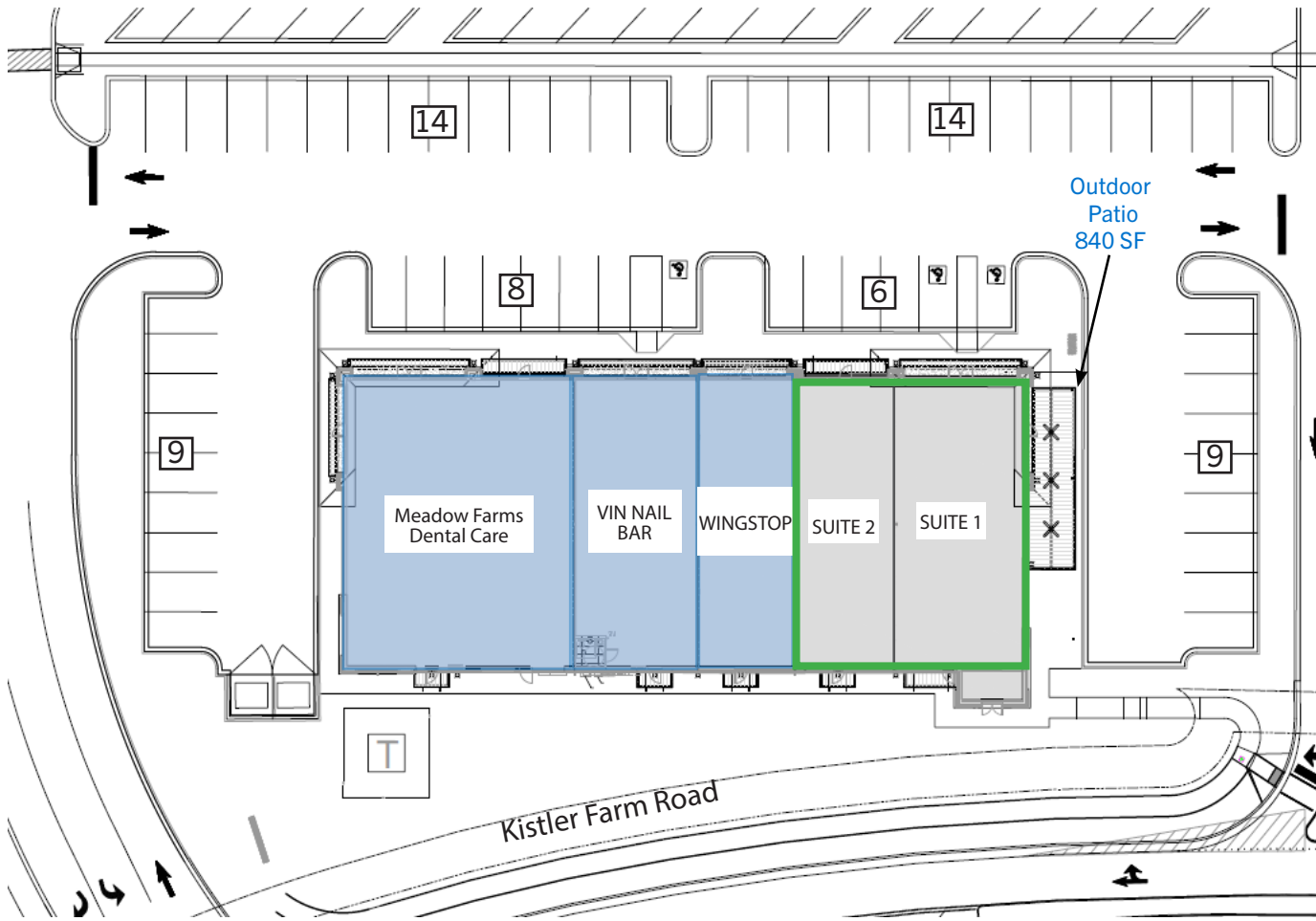
Publix- <i>OPENING Q4 2024</i>	48,387 SF
Retail Shops- <i>Pending</i>	11,800 SF
Outparcel 2- <i>Available</i>	1.853 AC
Outparcel 3- <i>Leased</i>	1.447 AC
Outparcel 4- <i>Available</i>	1.146 AC





HARRIS FARMS

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	2,240 SF

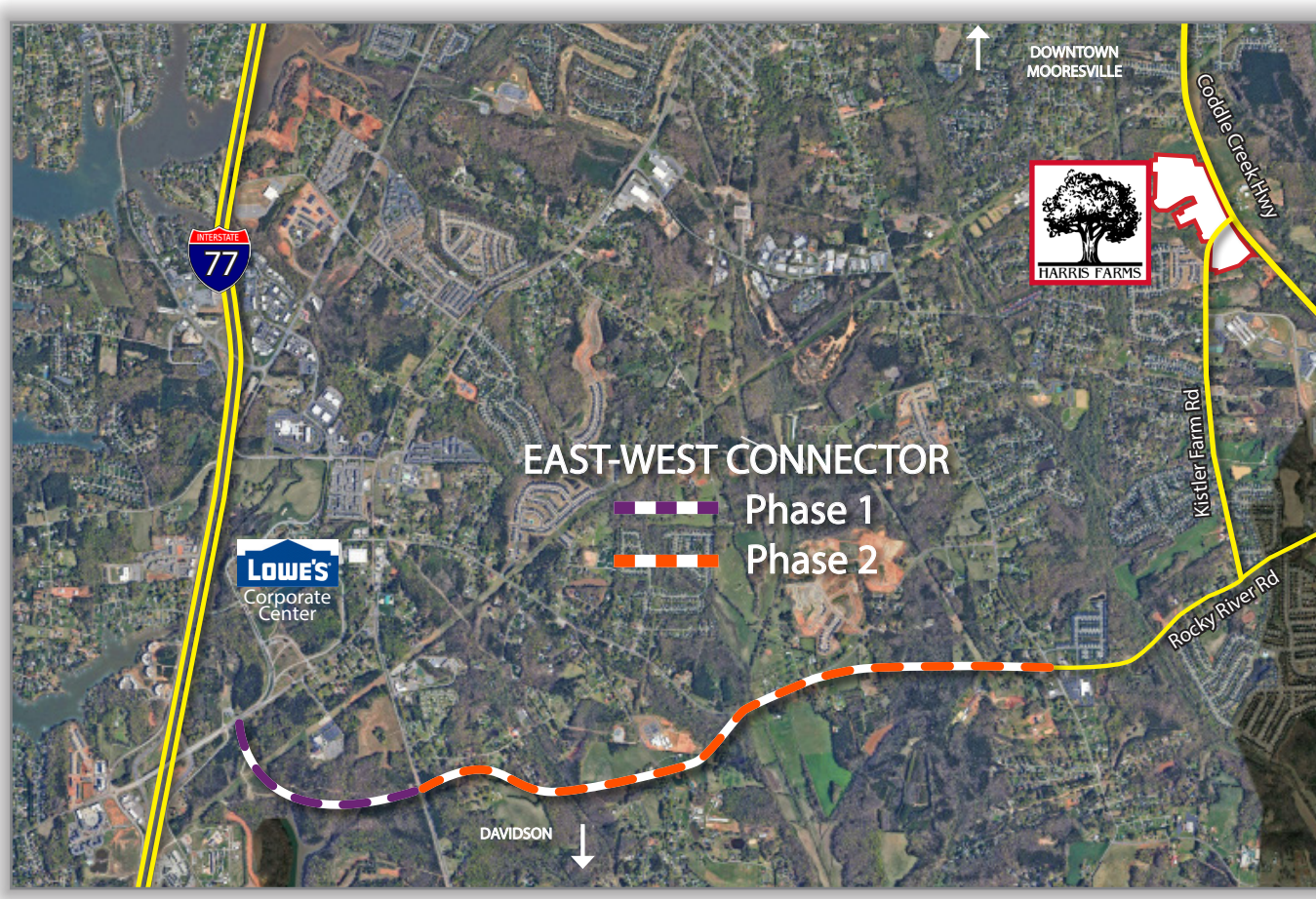
\*With Outdoor Patio





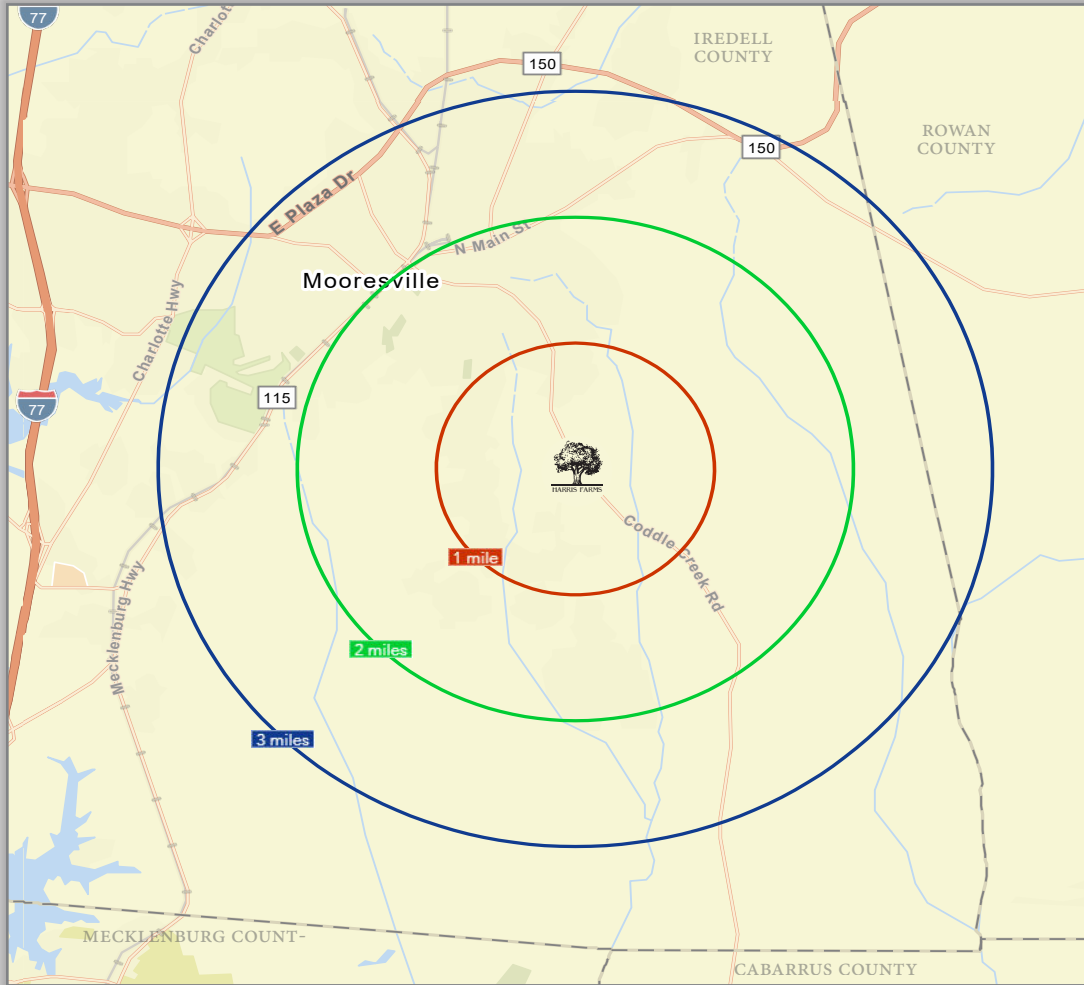
FUTURE TRAFFIC IMPROVEMENTS

The East-West Connector is a planned multi-phase four lane divided thoroughfare connecting eastern Mooresville with the I-77 Corridor, creating commuter efficiencies and driving new economic development. Phase 1 broke ground February 2024 and is planned for Q3 2025 completion.





HARRIS FARMS



DEMOGRAPHIC PROFILE

STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2029 Forecast	3,723	19,470	36,318
Population 2024 Projection	2,758	17,430	32,847
Per Capita Income 2029 Forecast	\$52,876	\$49,687	\$48,102
Per Capita Income 2024 Projection	\$43,363	\$40,962	\$39,646
Median HH Income 2029 Forecast	\$116,009	\$107,206	\$100,834
Median HH Income 2024 Projection	\$102,616	\$92,738	\$85,078

POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data. Prepared: 7/31/24



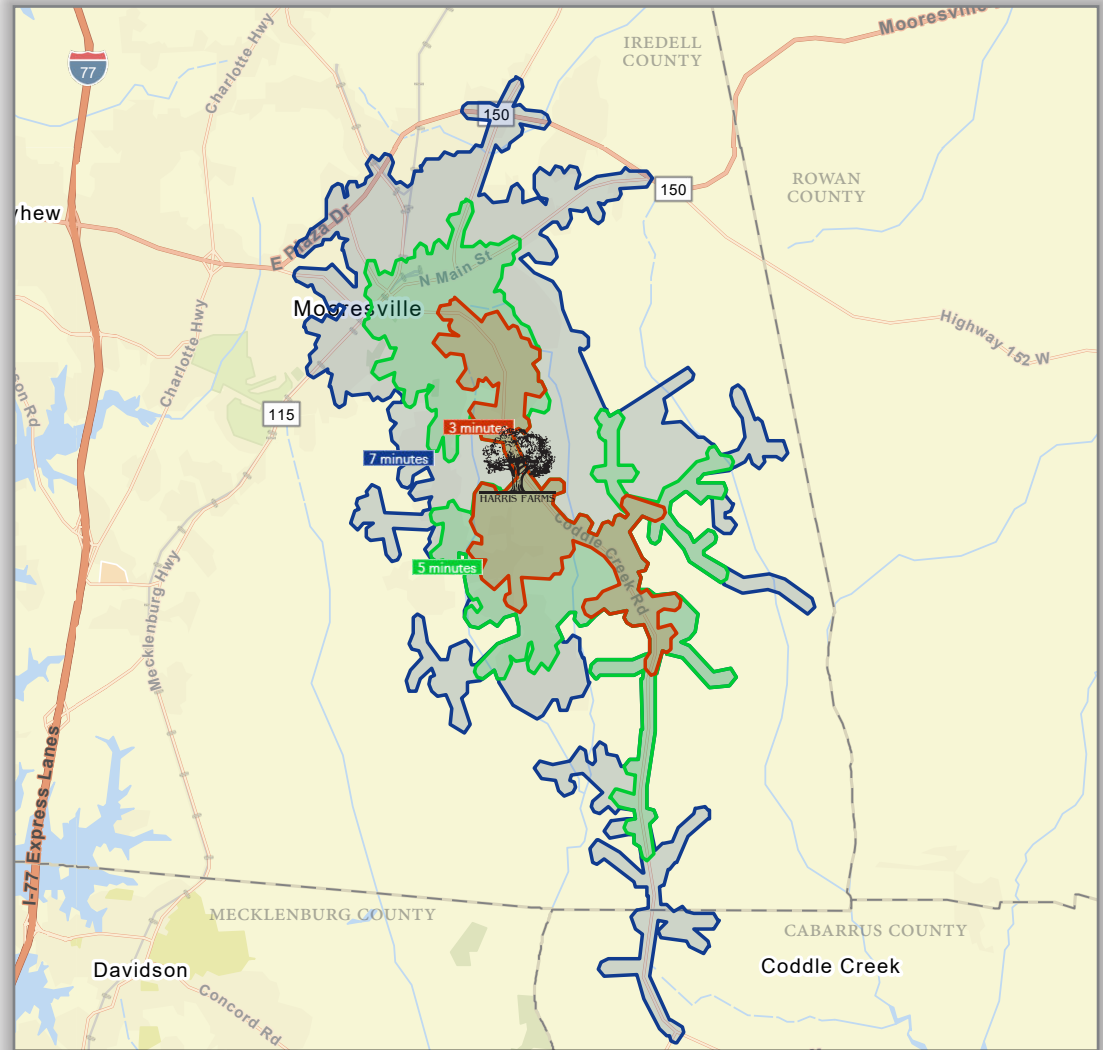




DEMOGRAPHIC PROFILE (CONT.)

STUDY AREA: DriveTime	3 Minutes	5 Minutes	7 Minutes
Population 2029 Forecast	4,288	10,934	24,711
Population 2024 Projection	3,289	9,066	22,282
Per Capita Income 2029 Forecast	\$55,840	\$50,483	\$47,018
Per Capita Income 2024 Projection	\$46,531	\$41,316	\$38,546
Median HH Income 2029 Forecast	\$119,506	\$109,040	\$102,670
Median HH Income 2024 Projection	\$104,200	\$93,110	\$86,963

POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.  
Prepared: 7/31/24



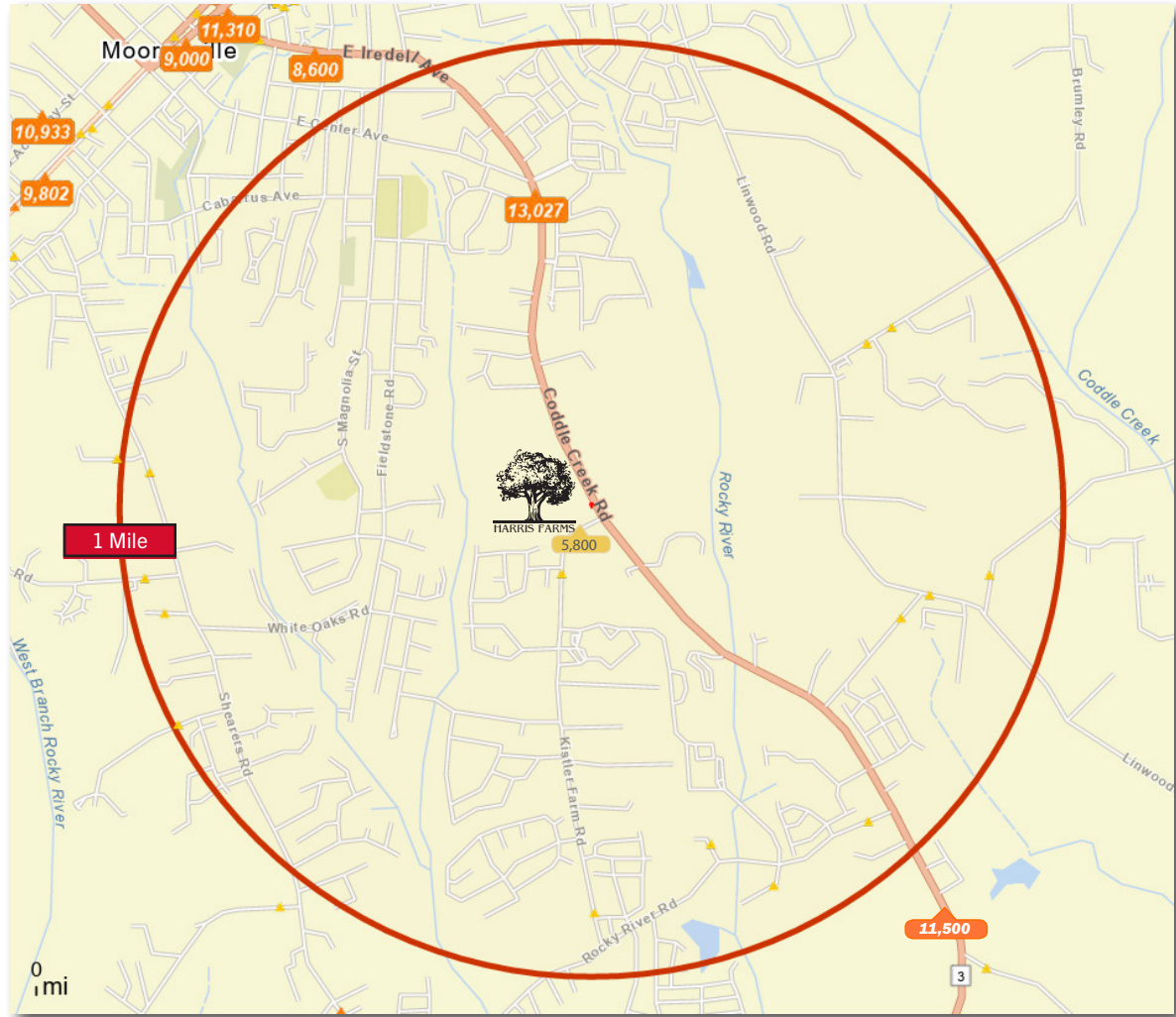
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# TRAFFIC PROFILE



## TRAFFIC COUNTS

Coddle Creek Hwy (1.02 miles NW of Site)	13,027 AADT
Kistler Farm Rd (At Site)	6,100 AADT
Coddle Creek Hwy (1.61 miles SE of Site)	11,500 AADT

SOURCE: Source: ©2023 Kalibrate Technologies (Q4 2023)- Prepared 03/07/2024

