APG ADVISORS

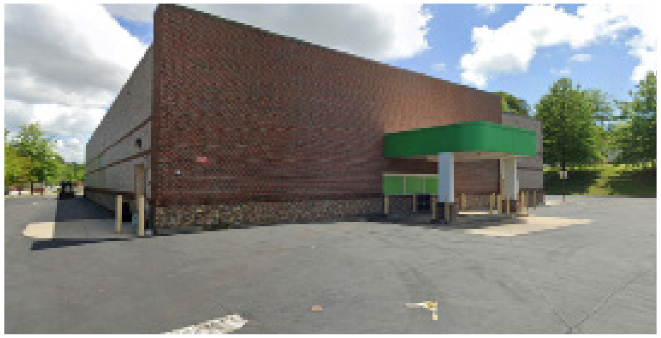
FOR SALE OR LEASE - CLASS A RETAIL
AVAILABLE IN 180 DAYS

±14,673 FREESTANDING RETAIL
HIGH VISIBILITY LOCATION

107 ARGUS LANE
Mooresville, NC 28117

THE PROPERTY

ADDRESS	107 Argus Lane Mooresville, North Carolina 28117
DATE AVAILABLE	180 days
PIN NUMBER	4637697157.000
MUNICIPALITY	City of Mooresville
BUILDING SQUARE FOOTAGE	± 14,673 SF
AVAILABLE SPACE	Up to 5,600 SF (divisible into smaller suites)
PARKING	±70 surface spaces
YEAR BUILT/RENOVATED	2008
BUILDING SALE PRICE	$4,000,000
AVAILABLE SUITE LEASE RATE	Contact Broker: $29 - $35/SF
DESCRIPTION	Site is located in an Harris Teeter-anchored shopping center fronting NC-150/River Highway with 24,000 VPD. This high growth area features average annual incomes over $110,000.
USE RESTRICTIONS	Property is subject to existing shopping center declarations, including certain Harris Teeter exclusive-use rights and prohibited uses. Prospective tenants and purchasers should confirm proposed uses with the broker and independently review all applicable declarations and restrictions.



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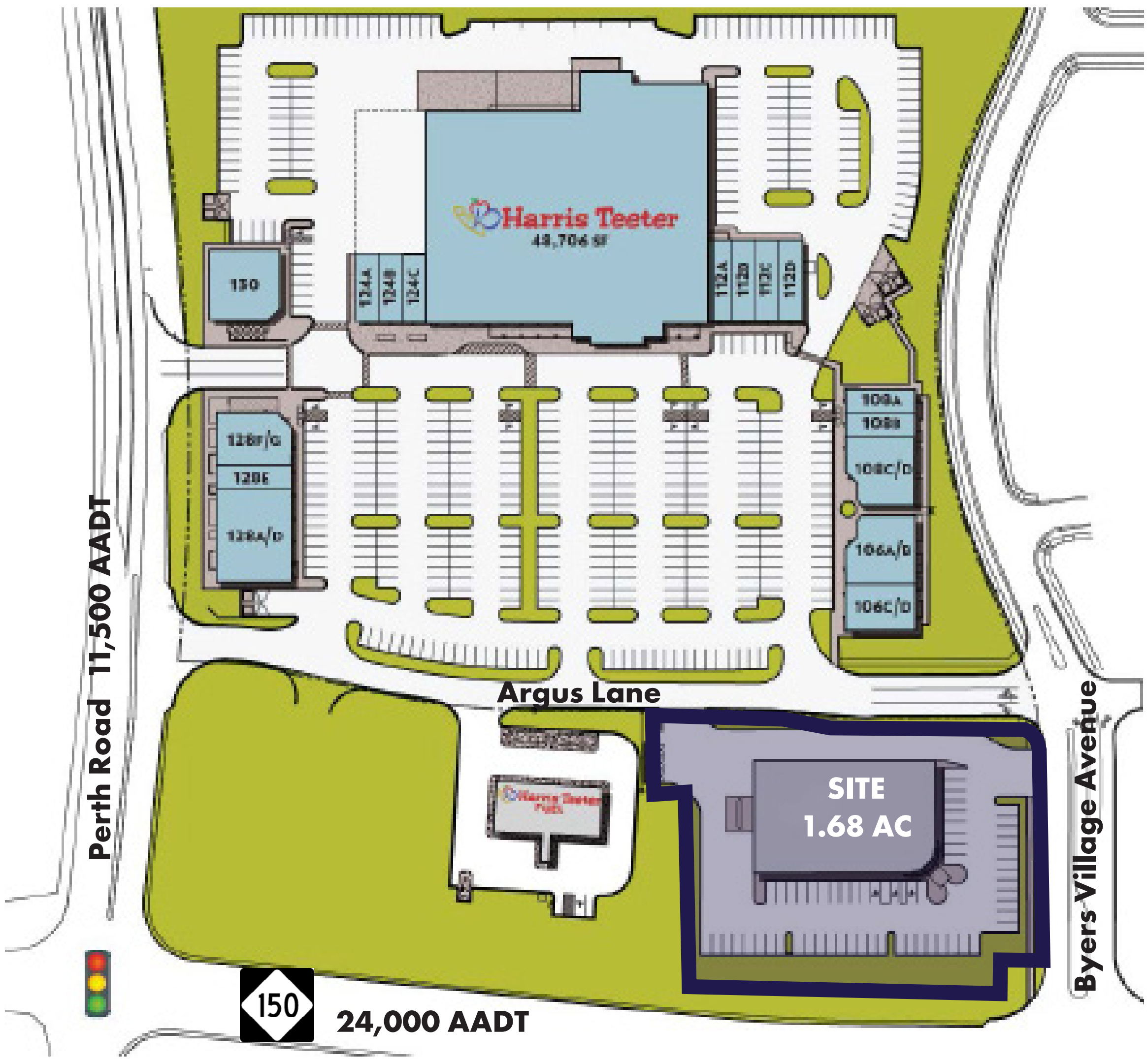
SITEMAP AND TENANTS



SUITE	Tenant	RSF
130	Saks Orthodontist	3,500
124 A	Bagel Bin & Deli	1,148
124 B	Shimmer Nail Spa	1,200
124 C	Asurion Tech Repair & Solutions	1,200
118	Harris Teeter	48,756
112 A	Postal Annex	1,400
112 B	Kure CBD & Vape	1,400
112 C	China II	1,400
112 D	Jeremiah's Italian Ice	1,400
108 A	Great Clips	1,200
108 B	Available	1,200
108 C/D	Johnny Brusco's	2,300
106 A/B	Margaritas Mexican Restaurant	2,300
106D	Lakeshore Dentistry	2,400
128 A/D	Aroma Indian Grill	5,200
128 E	Martinizing Dry Cleaning	1,300
128 G	Lake Norman Medical Group	2,482

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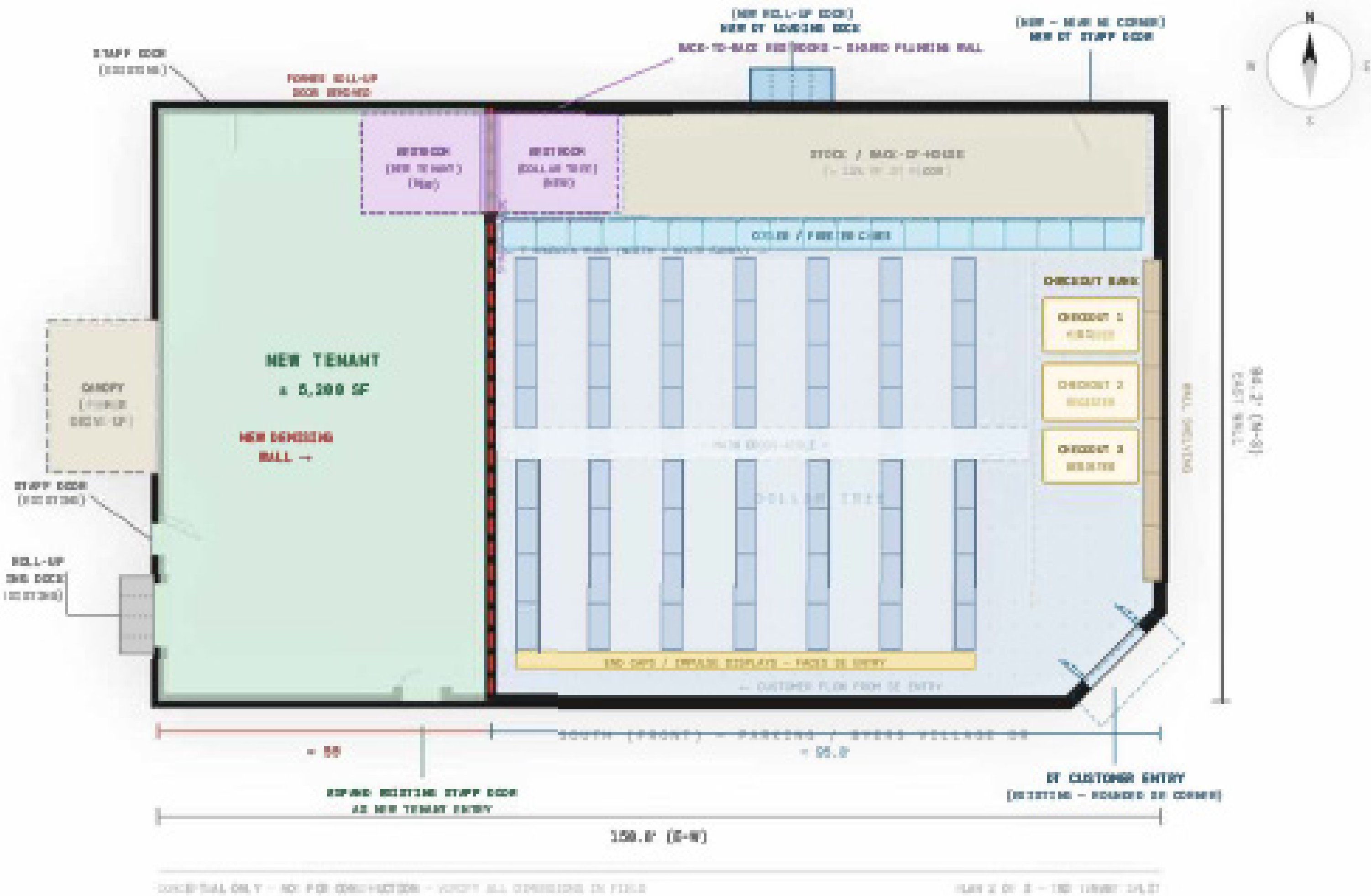
Conceptual Layout

107 Argus Lane — Two-Tenant Configuration

VILLAGE AT BYERS CREEK · MOORESVILLE, NC · 14,673 SF TOTAL · DT ±9,000 SF · NEW TENANT ±5,200 SF



This floor plan is for illustrative and conceptual purposes only. All measurements, wall locations, and square footages are approximate. Final layouts are subject to structural review, local building codes, and zoning requirements. Parties must independently verify all dimensions before executing leases or commencing work.

Pending Deal with Dollar Tree.

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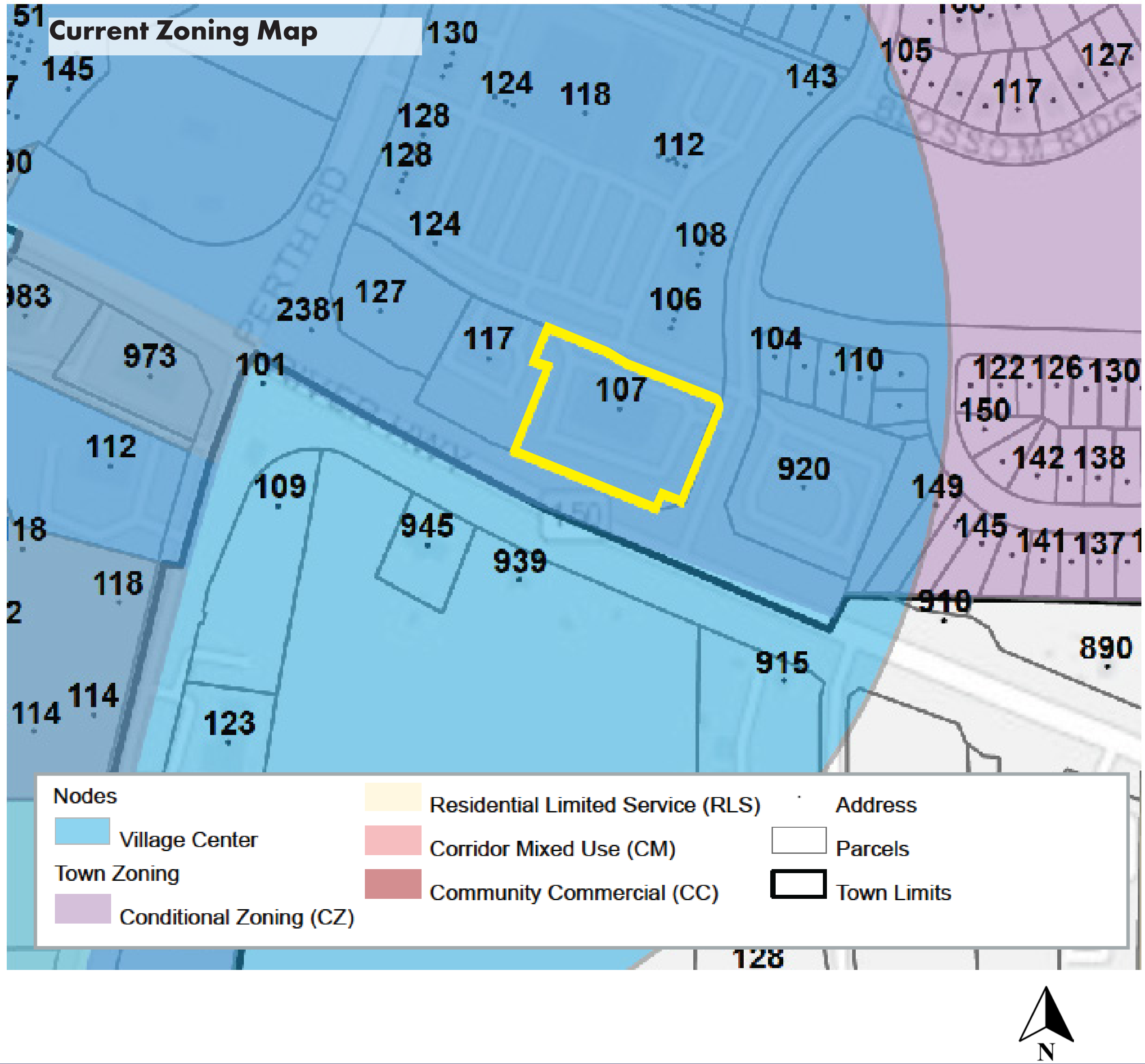
Current Zoning

Parcel: Village Center Node

VC - Village Center Node (part of Corridor Mixed-Use)

The CM (Corridor Mixed-Use) zoning district is intended to accommodate a mix of retail, office, hotel, and institutional development, as well as multifamily and townhouse dwellings at medium densities. It serves as a general-purpose mixed-use district on major corridors and may provide a transition from larger scale region-oriented nonresidential development to smaller-scale uses that serve surrounding neighborhoods. Vertical mixed-use development with residential uses above ground-floor nonresidential uses is encouraged.

Development is allowed increased intensity, density, and height when located within 1/4 mile of the center of an intersection designated as a Neighborhood Center Node or Village Center Node in the Comprehensive Plan. This increase in intensity, density, and height are intended to achieve the goals of creating an activity node, as outlined in the Comprehensive Plan.



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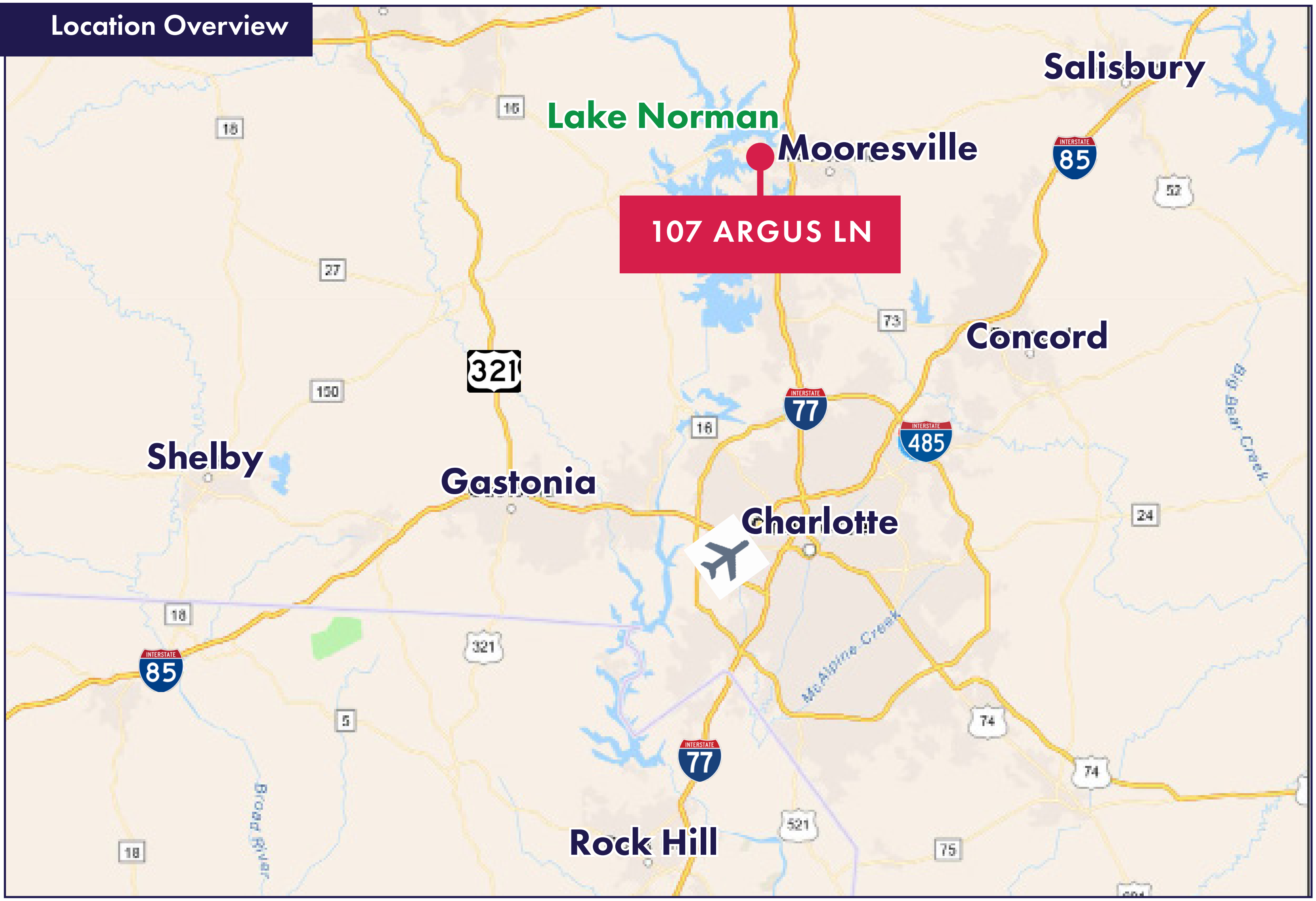
Location Overview



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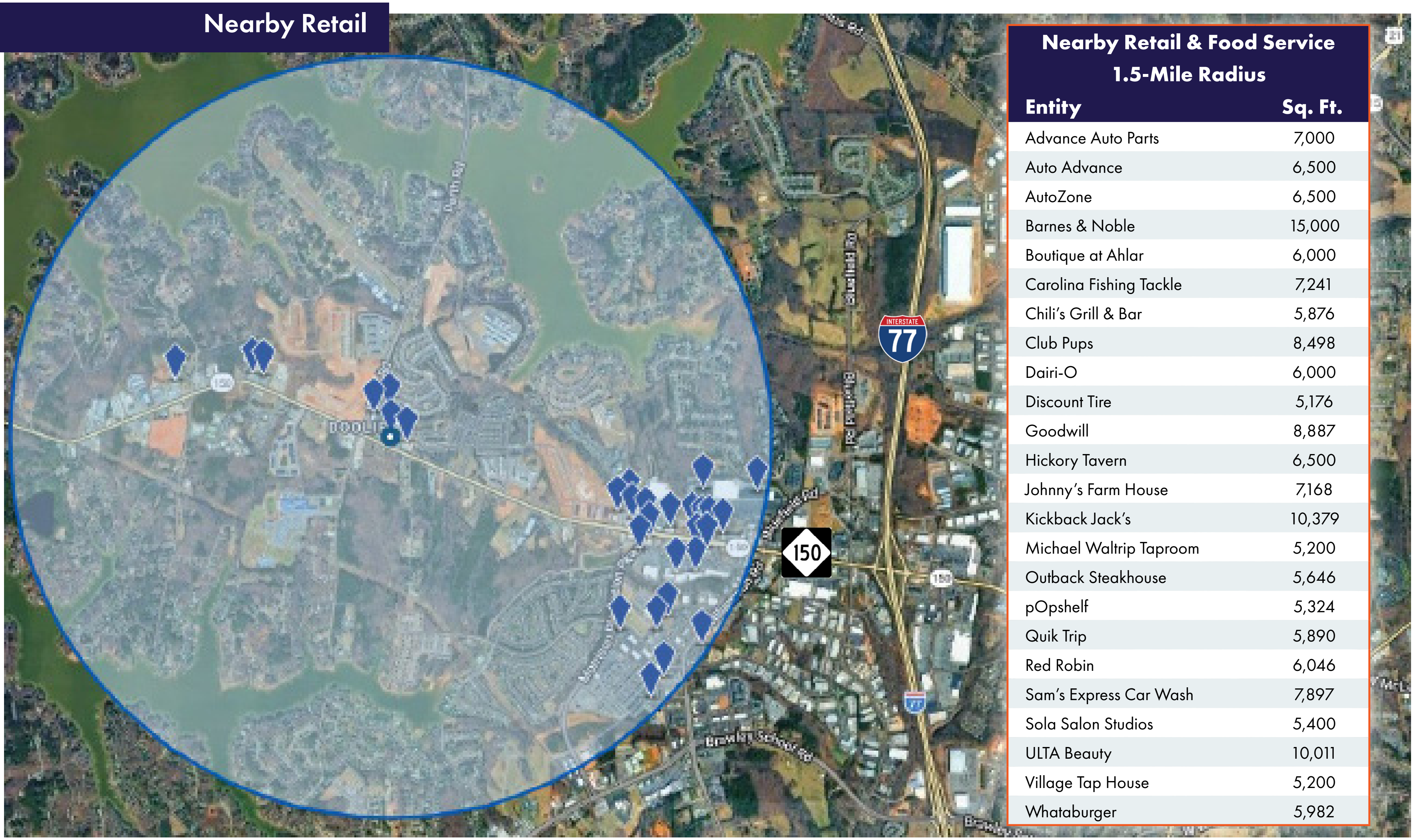
Nearby Retail



Nearby Retail & Food Service
1.5-Mile Radius

Entity	Sq. Ft.
Advance Auto Parts	7,000
Auto Advance	6,500
AutoZone	6,500
Barnes & Noble	15,000
Boutique at Ahlar	6,000
Carolina Fishing Tackle	7,241
Chili's Grill & Bar	5,876
Club Pups	8,498
Dairi-O	6,000
Discount Tire	5,176
Goodwill	8,887
Hickory Tavern	6,500
Johnny's Farm House	7,168
Kickback Jack's	10,379
Michael Waltrip Taproom	5,200
Outback Steakhouse	5,646
pOpshelf	5,324
Quik Trip	5,890
Red Robin	6,046
Sam's Express Car Wash	7,897
Sola Salon Studios	5,400
ULTA Beauty	10,011
Village Tap House	5,200
Whataburger	5,982

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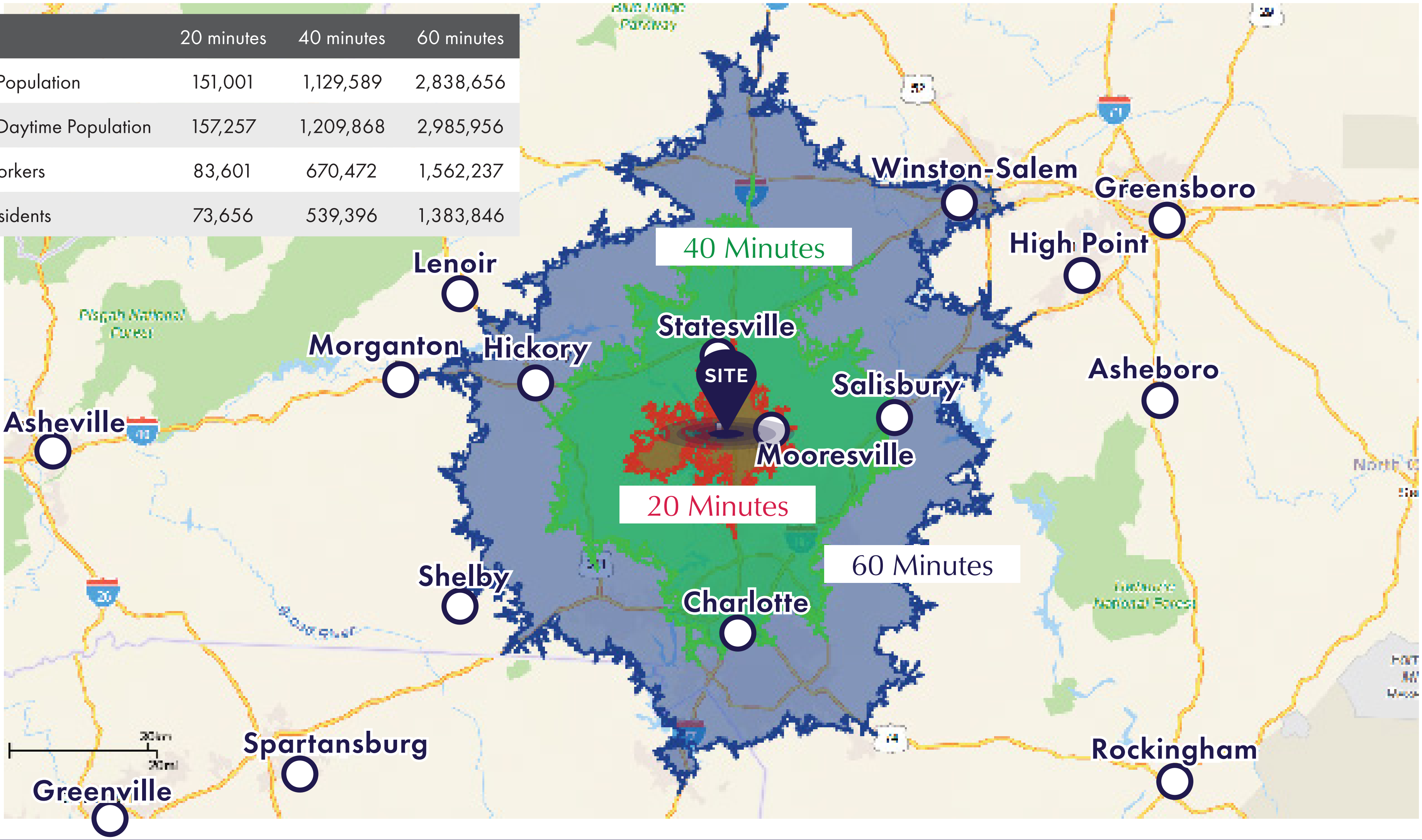
Drive Time Map

	20 minutes	40 minutes	60 minutes
Total Population	151,001	1,129,589	2,838,656
Total Daytime Population	157,257	1,209,868	2,985,956
Workers	83,601	670,472	1,562,237
Residents	73,656	539,396	1,383,846



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CHARLOTTE REGION QUICK FACTS

The Charlotte Region continues to attract professional and technical talent. Businesses from throughout the country are making the move, too. Three massive international companies across the finance (SMBC Group), automotive (Scout Motors) and shipping industries (Maersk) have announced plans to move to the Charlotte Region since early 2026 alone. About 52,000 people in the region are employed in headquarters operations, twice the national average concentration.

People move to the Charlotte Region because they are attracted by a healthy, diverse and growing economy offering jobs across multiple sectors such as health care, life sciences, finance professional services and tech. They are attracted by ample opportunities to start and grow businesses in a region with an educated, young and innovative workforce. They move for lower cost of living and affordable real estate in neighborhoods fit for any lifestyle – from vibrant urban centers to suburban cul-de-sacs, to quaint small towns and rural areas. And 226 days of sunshine a year doesn't hurt either.

The Charlotte Region is one of the most connected regions in the country due to its convenient location at the center of the East Coast. Strategic investments in infrastructure provide access to cities around the country and the world.

Sources: City of Charlotte, Charlotte Regional Business Alliance

3.2 million
Regional population

1.7 million
Total Jobs

$281.3 billion
Gross Regional Product

over 23%
Population Growth since 2010

Fortune 1000 Headquarters in the Region

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DISCLAIMER

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner") to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and APG Advisors. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the Owner or APG Advisors, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner.

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any another entity without the prior written authorization of the Owner or APG Advisors. You also agree that you will not use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or APG Advisors. If after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to APG Advisors.

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