

GOOD YEAR

jiffy lube

Tropical Caba Smoothie

Bojangles Famous Chicken 'n Biscuits

COOK-OUT

STARBUCKS COFFEE

Chick-fil-A

LAKE NORMAN REALTY, INC.

carolinas telco Federal credit union

ALDI

PRIME CORNELIUS RETAIL DEVELOPMENT

20151 W. CATAWBA AVE | CORNELIUS, NC 28031

SITE



27,500 VPD

THE FRESH MARKET | HOME SENSE | ULTA BEAUTY
 Total Wine & MORE | Hollywood Feed

CONTACT

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THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
www.PROVIDENCEGROUP.com

AVAILABLE FOR LEASE | PROUD PARTNER XTEAM RETAIL ADVISORS

PRIME CORNELIUS RETAIL DEVELOPMENT

20151 W. CATAWBA AVE | CORNELIUS, NC 28031

LEASING INFORMATION

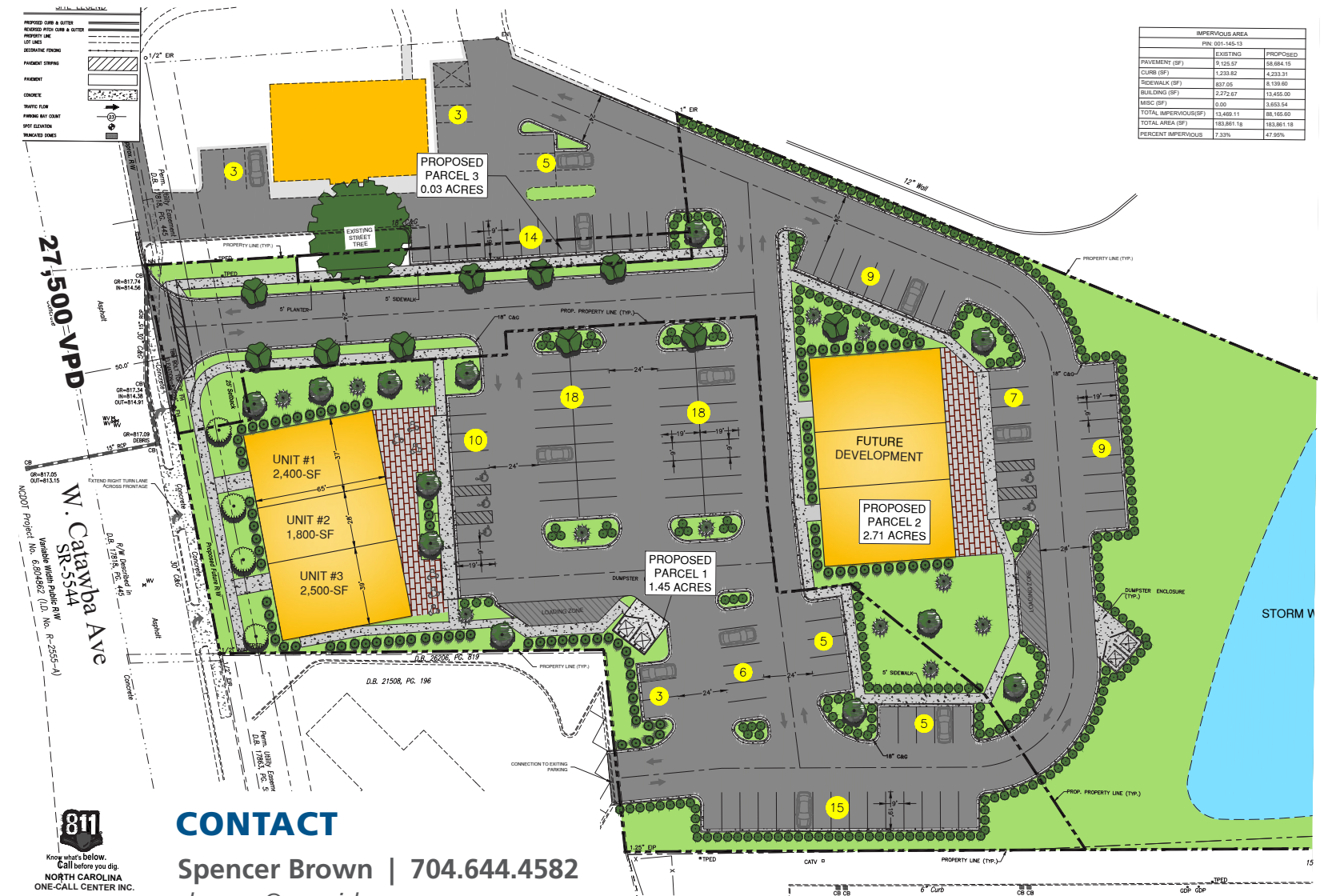
- Phase I: 6,600 SF Shop Space
- Phase II: 7,000 SF Shop Space
- Please Call for Pricing

PROPERTY HIGHLIGHTS

- Conveniently located 1/4 mile from I-77 with great visibility and access
- Rare opportunity in a thriving market to lease prime retail / restaurant space
- Adjacent to the One Norman Retail Development and The Shops at The Fresh Market which boasts tenants such as The Fresh Market, Homesense, Total Wine, Ulta & more
- Cross access with One Norman provides access to the signal at Catawba Ave & One Norman Blvd
- Rapidly growing trade area with high traffic counts in the flourishing Lake Norman area
- Nearby retail and restaurants include: Fresh Market, Harris Teeter, Publix, Homesense, Total Wine, Ulta, Chick-Fil-A, Andy's Frozen Custard, Mac's Speed Shop, CycleBar, Orange Theory, Handel's Ice Cream, Starbucks, McDonald's, etc.

DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	7,526	46,823	88,304
AVERAGE HH INCOME	\$136,470	\$165,328	\$180,448
MEDIAN HH INCOME	\$101,602	\$113,760	\$125,384
BUSINESS ESTABLISHMENTS	1,046	3,669	5,373
DAYTIME EMPLOYMENT	5,658	26,362	35,279



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27,500 VPD

W Catawba Ave

Torrence Chapel Rd





SITE

27,500 VPD

91,500 VPD

26,500 VPD

84,000 VPD

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