

PRIME CORNELIUS RETAIL OPPORTUNITY AUTOMOTIVE USE APPROVED

20110 W CATAWBA AVENUE | CORNELIUS, NC 28031



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LEASING INFORMATION

- Freestanding 6,754 SF building on 0.492 acres located on Catawba Ave.
- Automotive zoning complete with nine bays and 15 parking spaces
- Zoned: Highway Commercial (HC)
- Catawba Ave Traffic Counts: 29,000 VPD

PROPERTY HIGHLIGHTS

Conveniently located 1.5 blocks from I-77 with great visibility and access on Catawba Ave. Excellent opportunity in a thriving market to lease prime retail space in the thriving Catawba Ave. retail corridor. This sight has a rare automotive use that is grandfathered in. Nearby retail and restaurants include:



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DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	7,428	46,349	87,189
AVERAGE HH INCOME	\$172,157	\$181,036	\$190,166
MEDIAN HH INCOME	\$119,487	\$123,354	\$132,138
BUSINESS ESTABLISHMENTS	1,102	3,813	5,326
DAYTIME EMPLOYMENT	6,071	27,208	34,346



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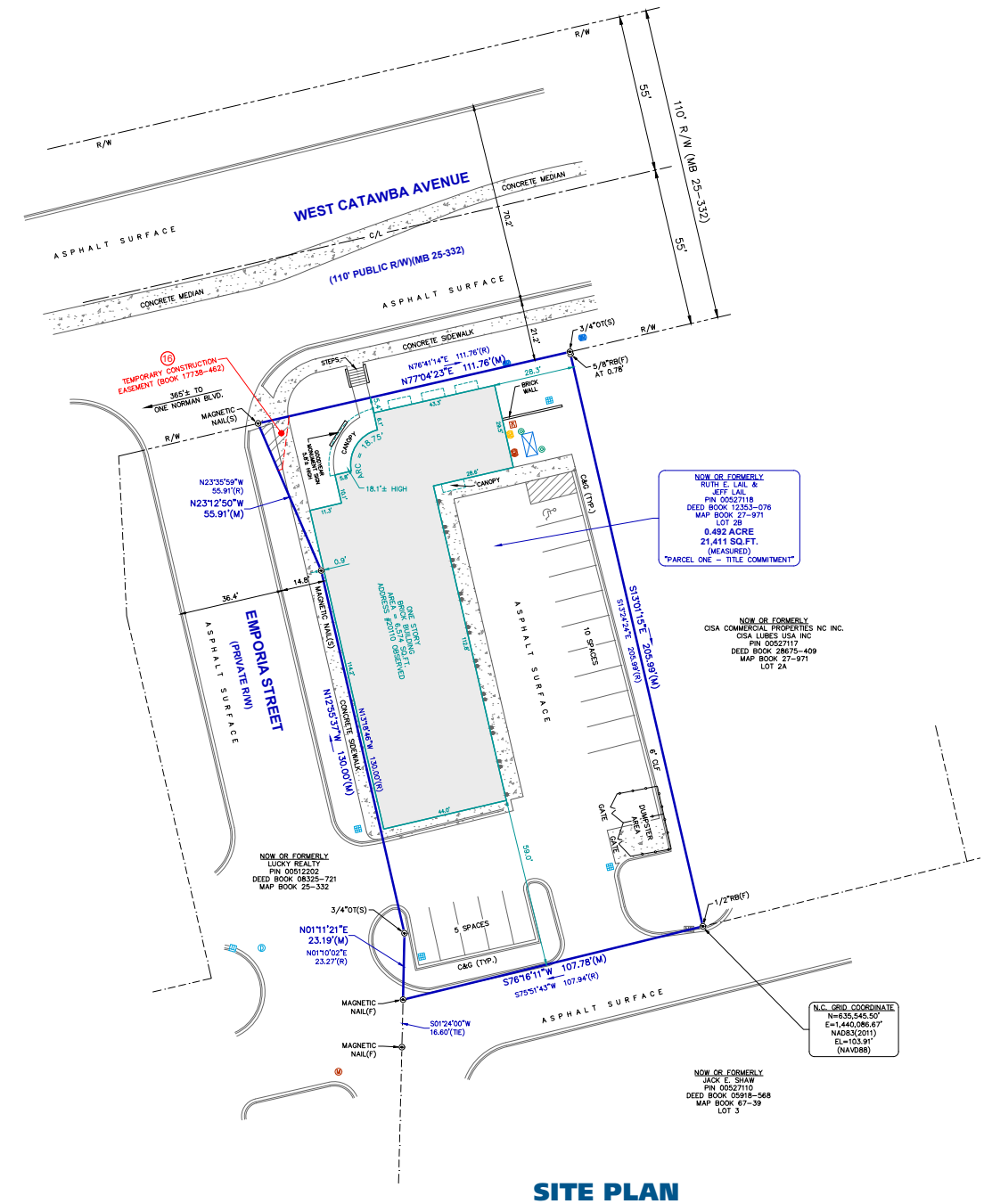
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CORNELIUS
NORTH CAROLINA

PROUD PARTNER
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