

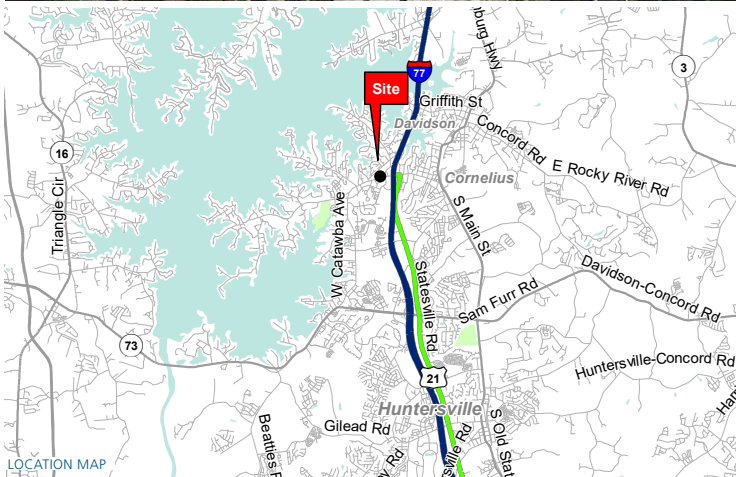
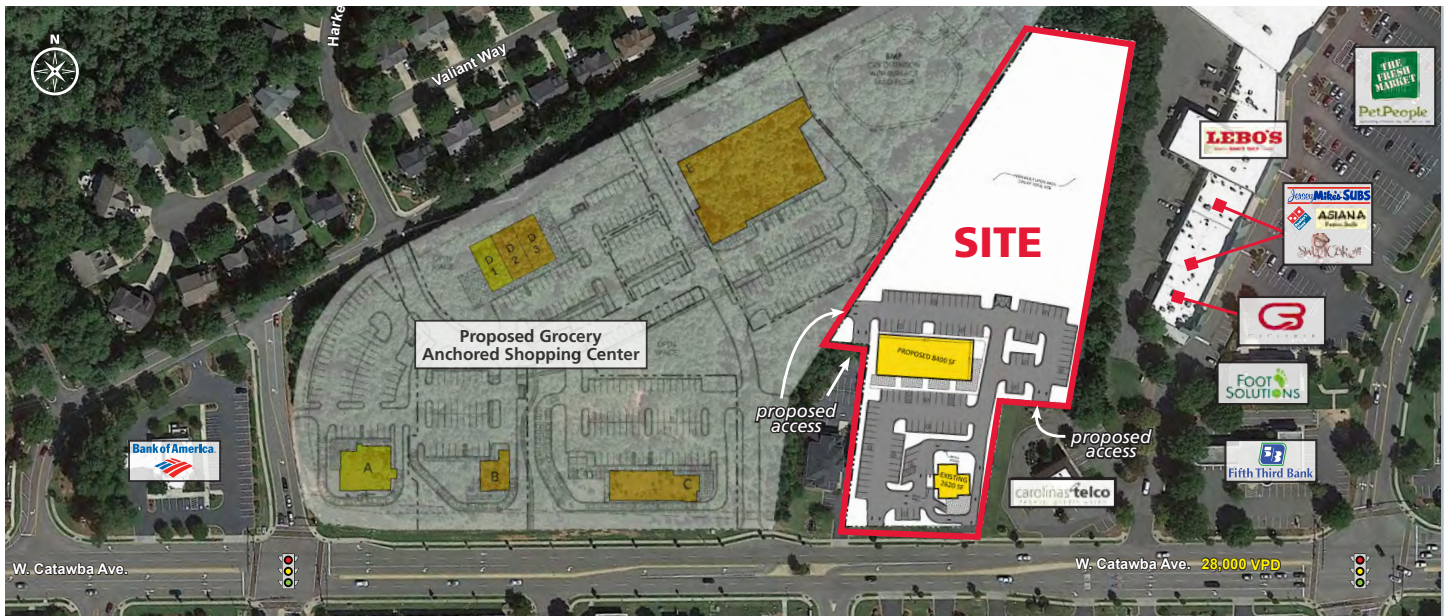


PROVIDENCE GROUP CAPITAL

FOR LEASE

## PRIME CORNELIUS RETAIL / RESTAURANT

20151 W. CATAWBA AVE | CORNELIUS, NC 28031



### LEASING INFORMATION

- 2 freestanding buildings:
  - 2,620 SF existing single-tenant building with drive-thru
  - 8,400 SF proposed single or multi-tenant building
- Parking: 115 parks = 10/1000
- Zoned Highway Commercial
- Please Call for Pricing

### PROPERTY HIGHLIGHTS

Conveniently located 1.5 blocks from I-77 with great visibility and access. Rare opportunity in a thriving market to lease prime retail space. Adjacent to a proposed grocery anchored 40,000 SF shopping center. Rapidly growing trade area with high traffic counts in the flourishing Lake Norman area.

Nearby retail and restaurants include: Fresh Market, Harris Teeter, Publix, Starbucks, McDonald's, Mac's Speed Shop, CycleBar, Holiday Marina and Hello Sailor

DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
POPULATION	7,265	42,499	78,680
DAYTIME EMPLOYMENT	3,856	25,778	35,856
COMBINED POPLULATION	11,121	68,277	114,536
AVERAGE HH INCOME	\$104,226	\$115,087	\$128,354
BUSINESS ESTABLISHMENTS	538	2,562	3,754



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