

PRIME CORNELIUS RETAIL DEVELOPMENT

20151 W. CATAWBA AVE | CORNELIUS, NORTH CAROLINA 28031



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LEASING INFORMATION

- Phase I: 6,700 SF Retail
- Phase II: 1,300 SF - 6,700 retail / office
- 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 (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	7,326	45,777	86,932
AVERAGE HH INCOME	\$163,772	\$181,135	\$190,309
MEDIAN HH INCOME	\$115,649	\$123,772	\$132,123
BUSINESS ESTABLISHMENTS	1,042	3,685	5,384
DAYTIME EMPLOYMENT	5,640	26,434	35,331

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GOOD YEAR

jiffy lube

Tropical Cafe Smoothie

Bojangles Famous Chicken 'n Biscuits

COOK-OUT

STARBUCKS COFFEE

Chick-fil-A

LAKE NORMAN REALTY, INC.

At Lease
veg ER for Pets

carolina's telco
federal credit union

ALDI

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20151 W. CATAWBA AVE | CORNELIUS, NC 28031

SITE

W Catawba Ave

27,500 VPD

Nat Bynum Ln

Liath Wy

Knox Rd



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

CONTACT

Spencer Brown | 704.644.4582
sbrown@providencegroup.com

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

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AVAILABLE FOR LEASE | PROUD PARTNER XTEAM RETAIL ADVISORS



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SITE

91,500 VPD

26,500 VPD

27,500 VPD

84,000 VPD

W Catawba Ave

EXIT 28

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