

CATAWBA CORNERS



Property Summary

Lease Rate:	\$34.00
Building SF:	3344
Lot Size:	0.40 Acres
Parking:	Parking is at the rear
Price:	\$1,395,000.00
Year Built:	2025
Zoning:	TRO

Property Overview

Great Cornelius location between I-77 and downtown Cornelius
Highly visible building on Catawba Ave
Each space is 1115 SF
Property is currently completed in cold dark shell condition
Strong demographics and traffic count

Location Overview

Catawba Corners is located .20 miles east of I-77 exit 28. Located on the north side of Catawba Ave. Minutes from downtown Cornelius. Over 20,000 vehicles per day on Catawba Ave.

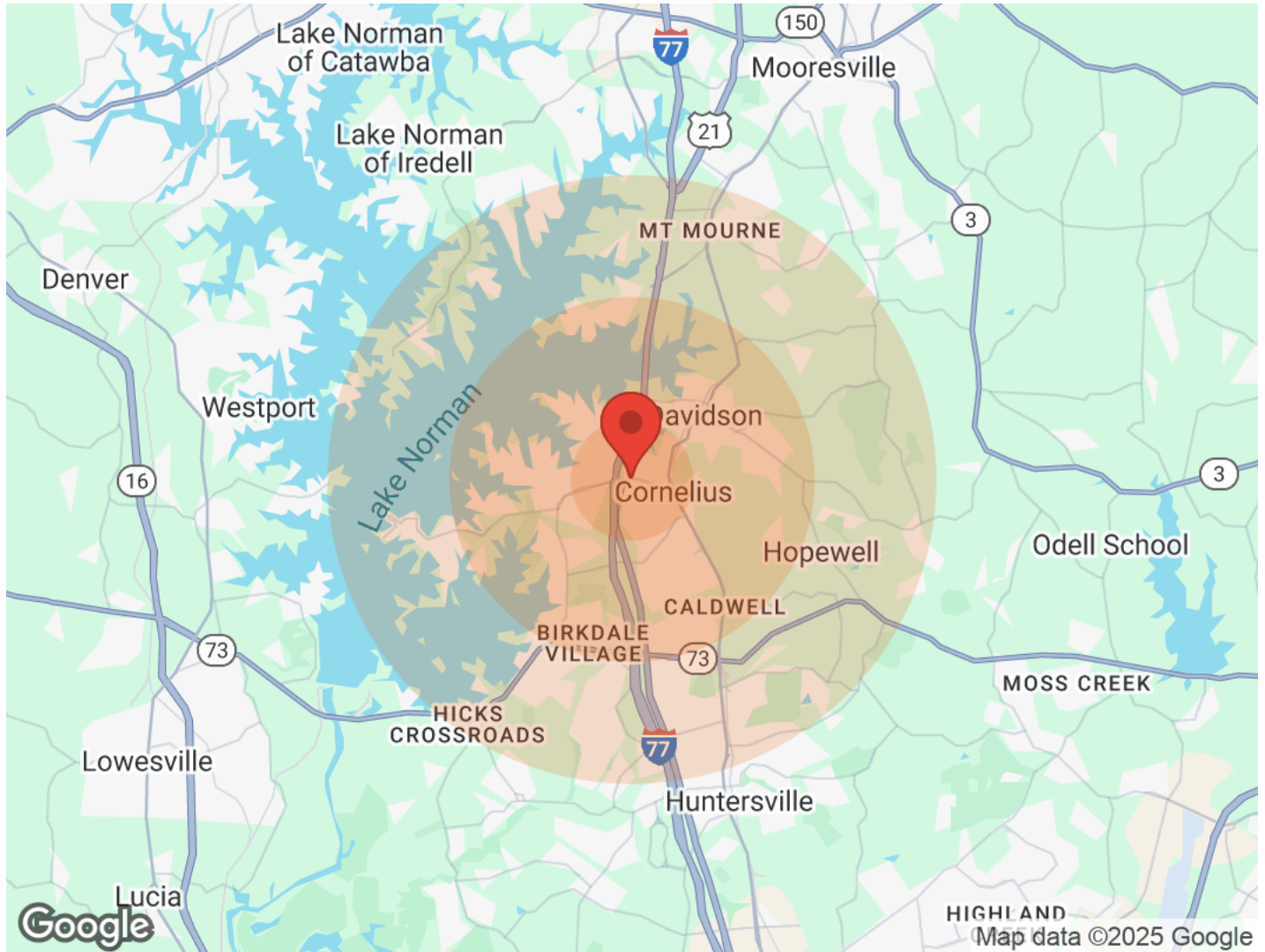
PROPERTY DESCRIPTION



CATAWBA CORNERS

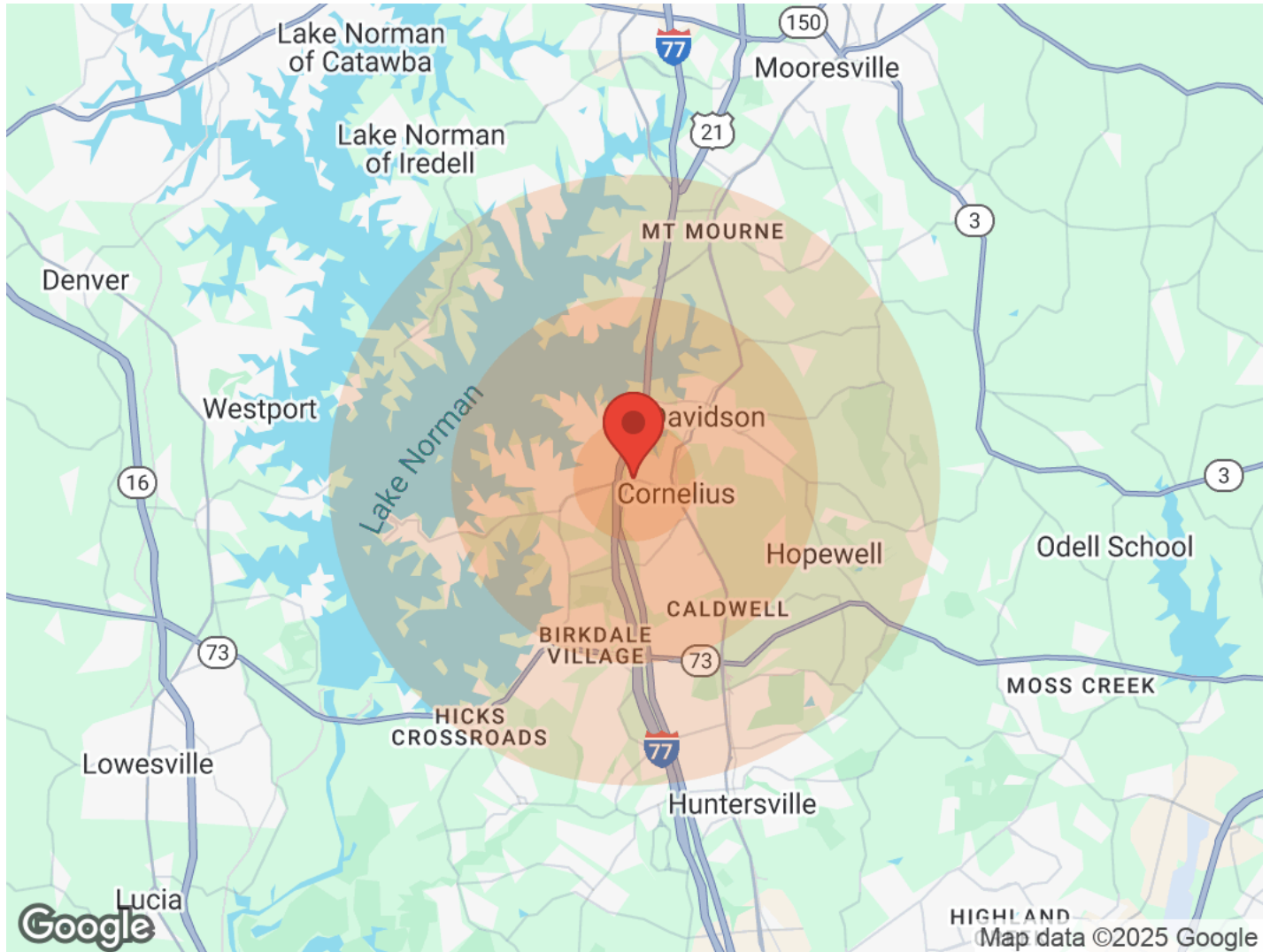
3344 SF retail/office building for sale in Cornelius. Prime Cornelius location just east of exit (28) I-77. The building can be demised into 3 units or perfect for a single user. Building is complete currently in a cold dark shell condition. Developer can complete to buyer's specifications for an additional cost. Excellent location for medical, office or retail business. The building fronts Catawba Ave, and the parking is at the rear.

DETAILED DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
Male	3,887	17,693	39,901
Female	4,151	18,977	41,867
Total Population	8,038	36,670	81,768
Housing			
Total Units	3,970	17,193	35,101
Occupied	3,632	15,362	31,750
Owner Occupied	1,773	9,748	23,465
Renter Occupied	1,859	5,614	8,285
Vacant	338	1,831	3,351
Race			
White	6,598	32,828	74,607
Black	698	2,148	3,827
Am In/AK Nat	3	22	69
Hawaiian	N/A	N/A	N/A
Hispanic	825	1,963	3,911
Multi-Racial	1,068	2,398	4,312

DETAILED DEMOGRAPHICS



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	533	2,068	4,734	Median	\$61,823	\$74,647	\$81,569
Ages 5-9	606	2,483	6,102	< \$10,000	228	824	1,142
Ages 10-14	482	2,271	6,030	\$10,000-\$14,999	104	403	655
Ages 15-19	445	2,157	5,882	\$15,000-\$19,999	38	264	450
Ages 20-24	443	2,148	5,418	\$20,000-\$24,999	218	540	975
Ages 25-29	441	2,038	4,558	\$25,000-\$29,999	105	483	934
Ages 30-34	474	2,131	4,259	\$30,000-\$34,999	236	669	1,055
Ages 35-39	531	2,358	4,543	\$35,000-\$39,999	173	559	1,157
Ages 40-44	580	2,625	5,254	\$40,000-\$44,999	126	635	1,019
Ages 45-49	633	2,865	5,954	\$45,000-\$49,999	365	916	1,312
Ages 50-54	638	2,908	6,186	\$50,000-\$60,000	267	1,073	2,228
Ages 55-59	594	2,799	5,933	\$60,000-\$74,000	541	1,749	3,193
Ages 60-64	485	2,393	5,144	\$75,000-\$99,999	578	2,443	4,372
Ages 65-69	376	1,800	3,960	\$100,000-\$124,999	319	2,060	4,127
Ages 70-74	255	1,258	2,863	\$125,000-\$149,999	163	783	2,190
Ages 74-79	161	807	1,936	\$150,000-\$199,999	98	934	3,127
Ages 80-84	85	552	1,230	> \$200,000	97	1,102	3,726
Ages 85+	276	1,009	1,782				

LOCATION MAPS

