

19400 STATESVILLE ROAD, CORNELIUS, NC 28031

# PREMIER MEDICAL & RETAIL OPPORTUNITY CORNELIUS / LAKE NORMAN



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## ABOUT THE SPACE

# MEDICAL & RETAIL SPACE FOR LEASE

- Direct access via Exit 28 / I-77 — one of the region's most traveled interchanges
- Frontage and visibility on Statesville Rd (US-21)
- Serves the full Lake Norman trade area — Cornelius, Mooresville, Davidson, Huntersville
- Affluent, growing consumer and patient base
- Limited quality medical/retail availability in the immediate submarket
- Minutes from major employers, residential communities, and Lake Norman amenities
- Traffic counts on E Catawba Ave: 28,000 AADT
- Traffic counts on Statesville Rd: 11,500 AADT
- Delivery is flexible depending on the tenant's build-out plans—available as a finished vanilla shell or a raw, unimproved shell



19400 STATESVILLE ROAD





ABOUT THE AREA

# CORNELIUS, NC

Cornelius, North Carolina is a vibrant lakeside town located in northern Mecklenburg County, just 20 miles north of Charlotte. As part of the Charlotte metropolitan area, it offers a desirable suburban lifestyle with close proximity to urban amenities. Its position along the eastern shore of Lake Norman makes it especially popular for those seeking scenic beauty, a strong sense of community, and access to the water.

The town is known for its direct access to Lake Norman, the largest man-made lake in North Carolina, featuring over 500 miles of shoreline. This makes Cornelius a hub for boating, paddleboarding, kayaking, fishing, and other recreational lake activities. Parks like Jetton Park and Ramsey Creek Park provide public lake access, walking trails, and beaches, while local marinas and yacht clubs support an active lakefront lifestyle.

The local economy is steadily growing, with increasing development in retail, dining, and office space. Its location near I-77 allows for an easy commute to Charlotte and access to Charlotte Douglas International Airport within 30 minutes. Mixed-use developments, waterfront dining, and boutique shopping provide a small-town feel with modern conveniences.

Cornelius also has a thriving arts and cultural scene, supported by venues like the Cornelius Arts Center and several community programs. With walkable neighborhoods, waterfront trails, and a variety of entertainment options, Cornelius continues to attract both new residents and visitors looking for a balanced, active lifestyle on the lake.

