

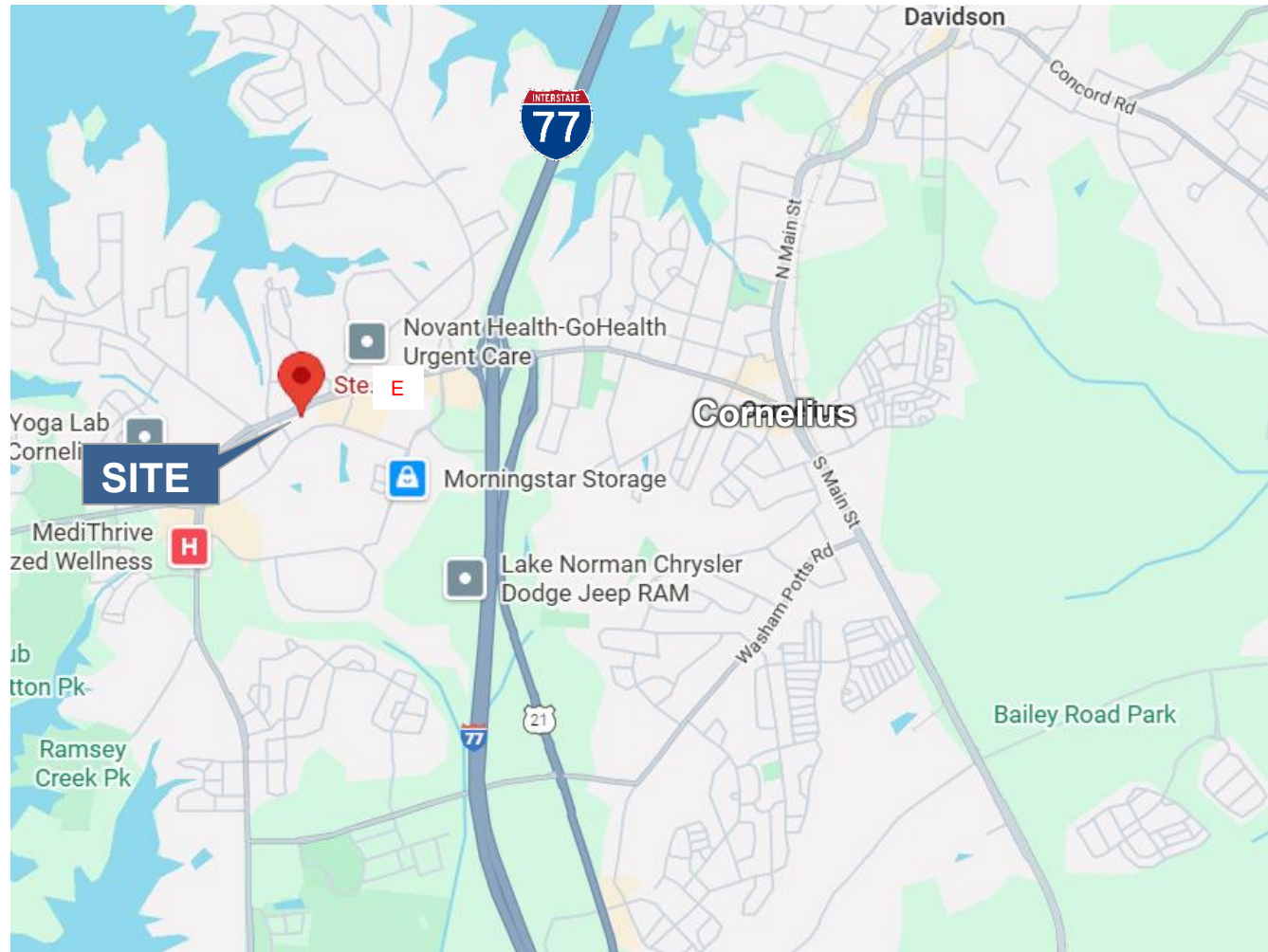
# AVAILABLE FOR LEASE

**19824 W Catawba Ave  
Suite E  
Cornelius, NC 28031**

**2,300 +/- RSF**

- 7 offices
- Conference room
- Reception area
- Kitchen
- Open area for cubicles
- West Catawba Ave Fronting Signage

**LEASE PRICE: \$ 28.00/SF NNN  
\$ 7.20 TICAM**



## CONTACT

**Michelle Polito**  
cell 704-995-4885  
michelle@knoxgroupinc.com

19725 Oak Street  
Suite 8  
Cornelius, NC 28031  
704.896.1911



*All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.*

Conveniently located:

- 0.6 miles from I-77
- 0,6 miles from Morningstar Storage
- 0.6 miles from Publix
- 3.7 miles from Birkdale Village



### Demographics

	1 mile	3 mile	5 mile
Population	4,533	30,504	61,219
Average Household Income	\$107,812	\$96,680	\$97,309

### CONTACT

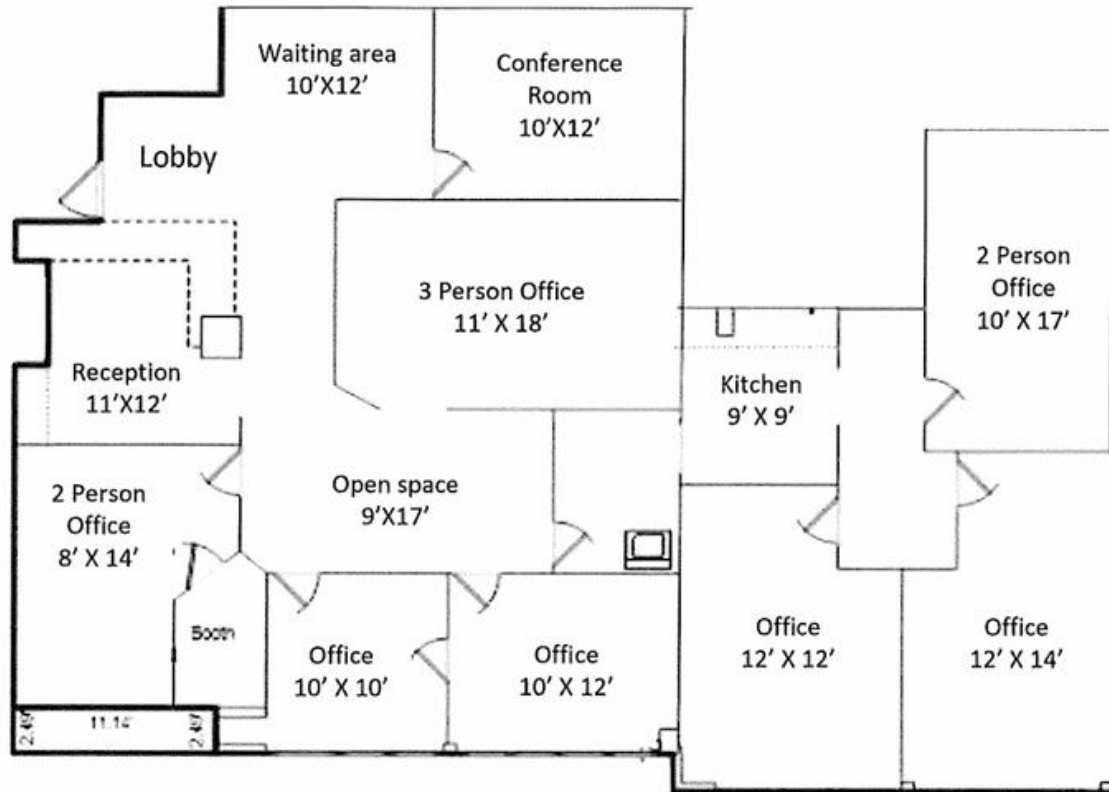
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## Exhibit A "The premises"



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