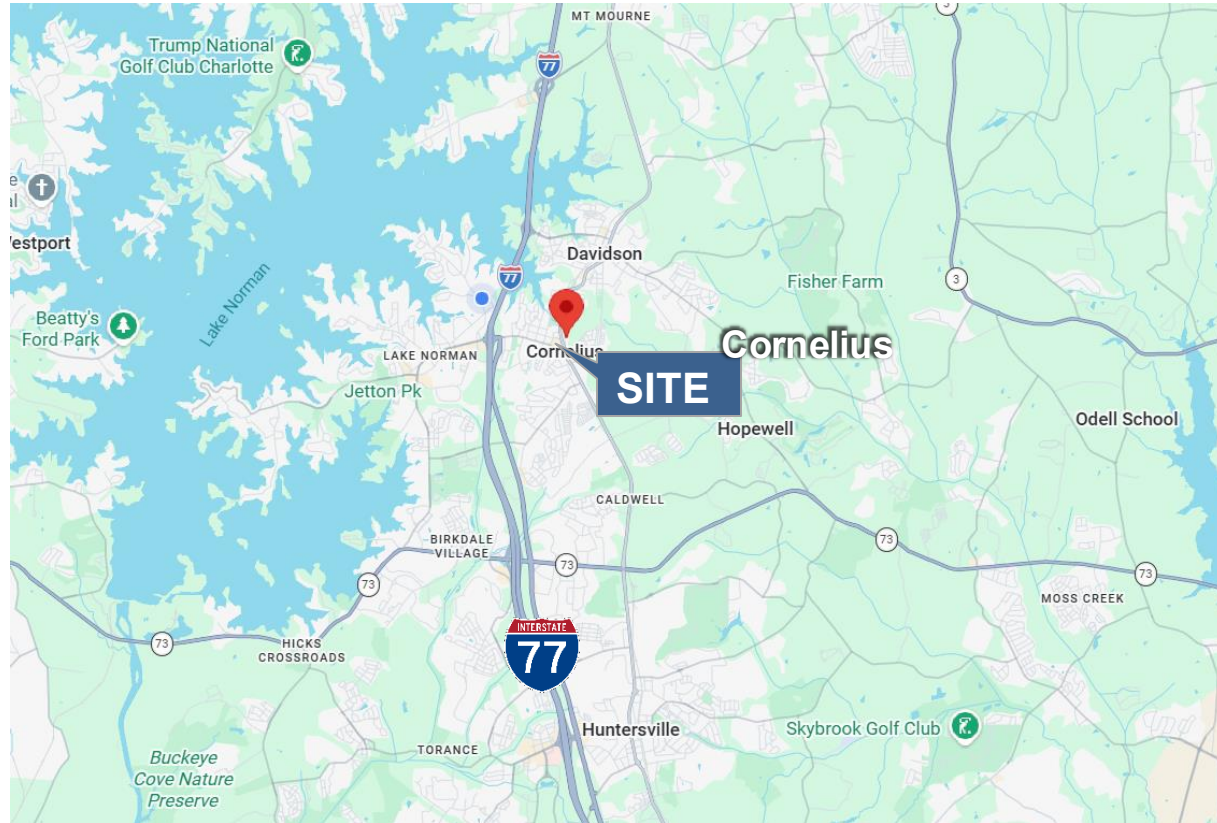


**20212 / 20216 Zion Ave
Cornelius, NC 28031**

Lot Sizes: 0.52 acre & .43 acre

- Tax Parcel ID: 007-062-04 & 007-062-11
- Zoning: TC (Town Center)
- 2400sqft restored Home. Built in 1906
- Excellent location centered in the heart of the affluent Cornelius Town Center
- Proximity to Cornelius Town Hall, Antiquity, Cain Arts Center, Oak Street Mill
- Potential future light rail station location
- House has been converted to professional office space with Handicap access & restroom
- Ample Parking to rear
- Beautiful Wood Floors and Trim
- Great Professional Office Space to lease
- Easy Access to Cornelius & Davidson markets

PRICE \$ 1,200,000



Two Parcels

20212 Zion Ave: 2,400 sf 2-Story Office / 0.52 acre

20216 Zion Ave: (Vacant Lot) 0.43 acre

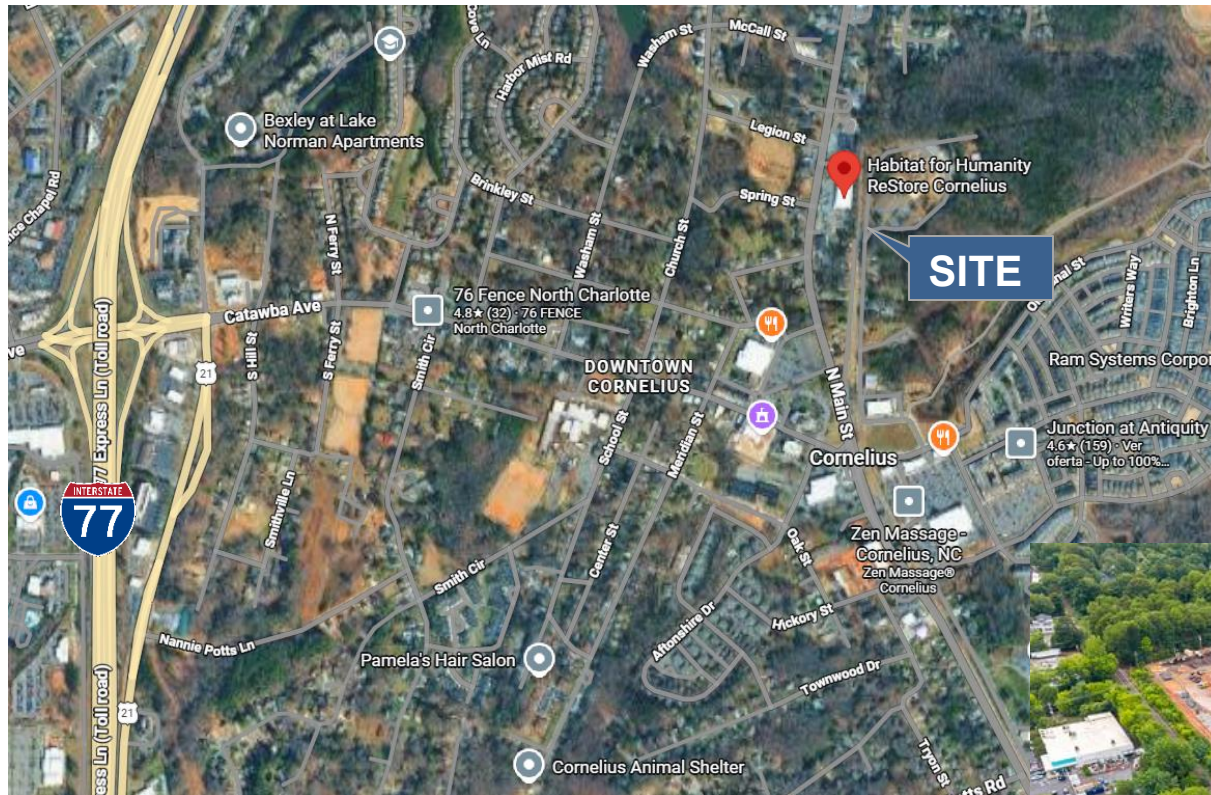
CONTACT

Gary Knox
cell 704.634.5630
Gary@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:

- 0.4 miles from Cornelius Town Hall
- 0.5 miles from Cain Center for the Arts
- 0.9 miles from I-77

New Development now underway at Zion Ave
Terminus will connect to South Street in Davidson at
Davidson Elementary School and the Antiquity
Covered Bridge!



Demographics

	1 mile	3 mile	5 mile
Population	4,984	32,642	60,906
Average Household Income	\$88,355	\$94,841	\$97,351

CONTACT

Gary Knox
cell 704.634.5630
Gary@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.



Total GLA: 2264 sq. ft | Total: 3161 sq. ft
 1st floor: 1548 sq. ft (Excluded areas 897 sq. ft)
 2nd floor: 716 sq. ft (Excluded areas 4 sq. ft)

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

CONTACT

Gary Knox
 cell 704.634.5630
 Gary@knoxgroupinc.com

19725 Oak Street
 Suite 8
 Comelius, 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.



Upstairs 3 offices + full bath + ample parking

CONTACT

Gary Knox
 cell 704.634.5630
 Gary@knoxgroupinc.com

19725 Oak Street
 Suite 8
 Comelius, 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.



Upstairs 3 offices + full bath + ample parking

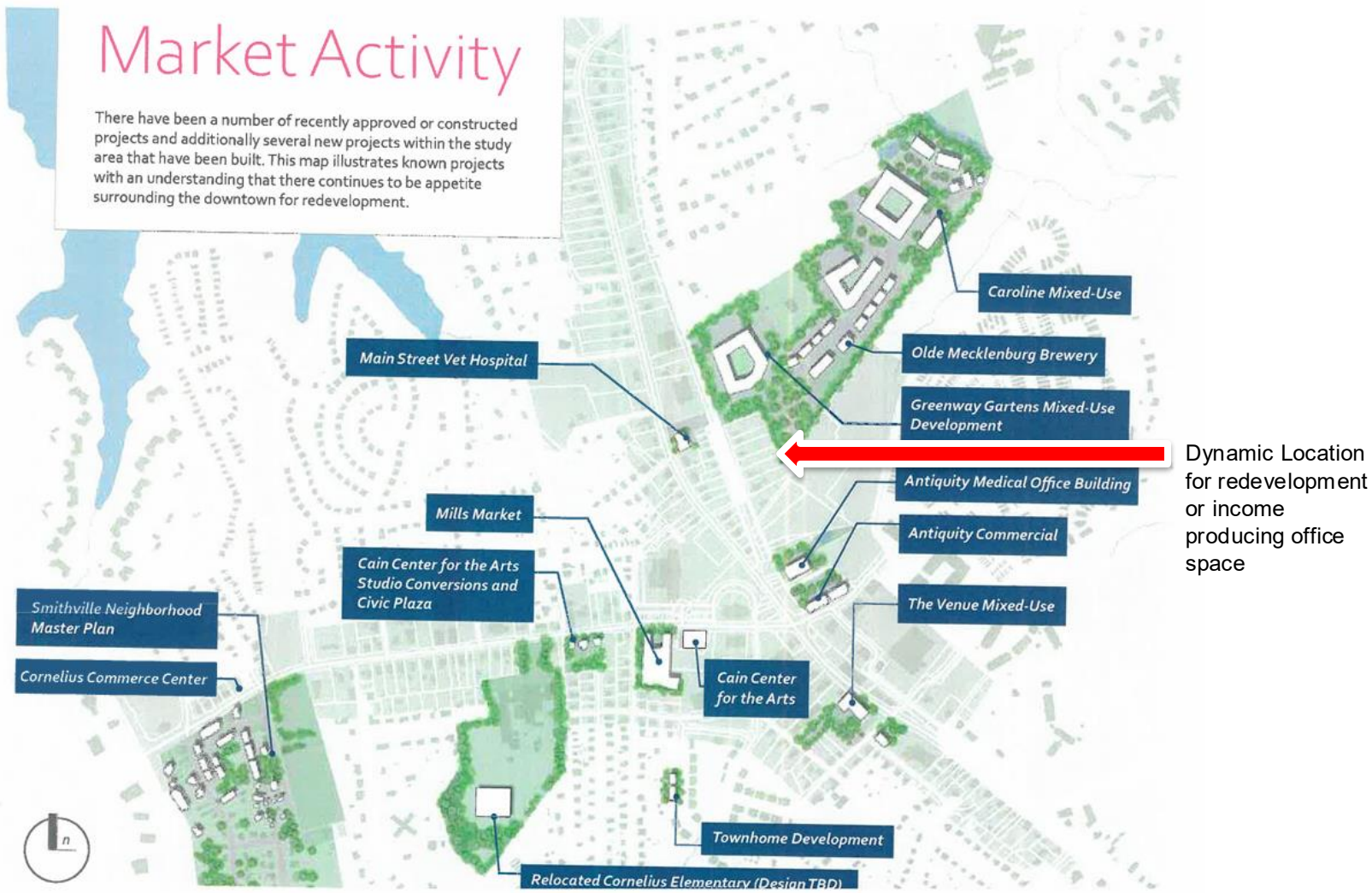
CONTACT

Gary Knox
 cell 704.634.5630
 Gary@knoxgroupinc.com

19725 Oak Street
 Suite 8
 Comelius, 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.



CONTACT

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.

Gary Knox
cell 704.634.5630
Gary@knoxgroupinc.com

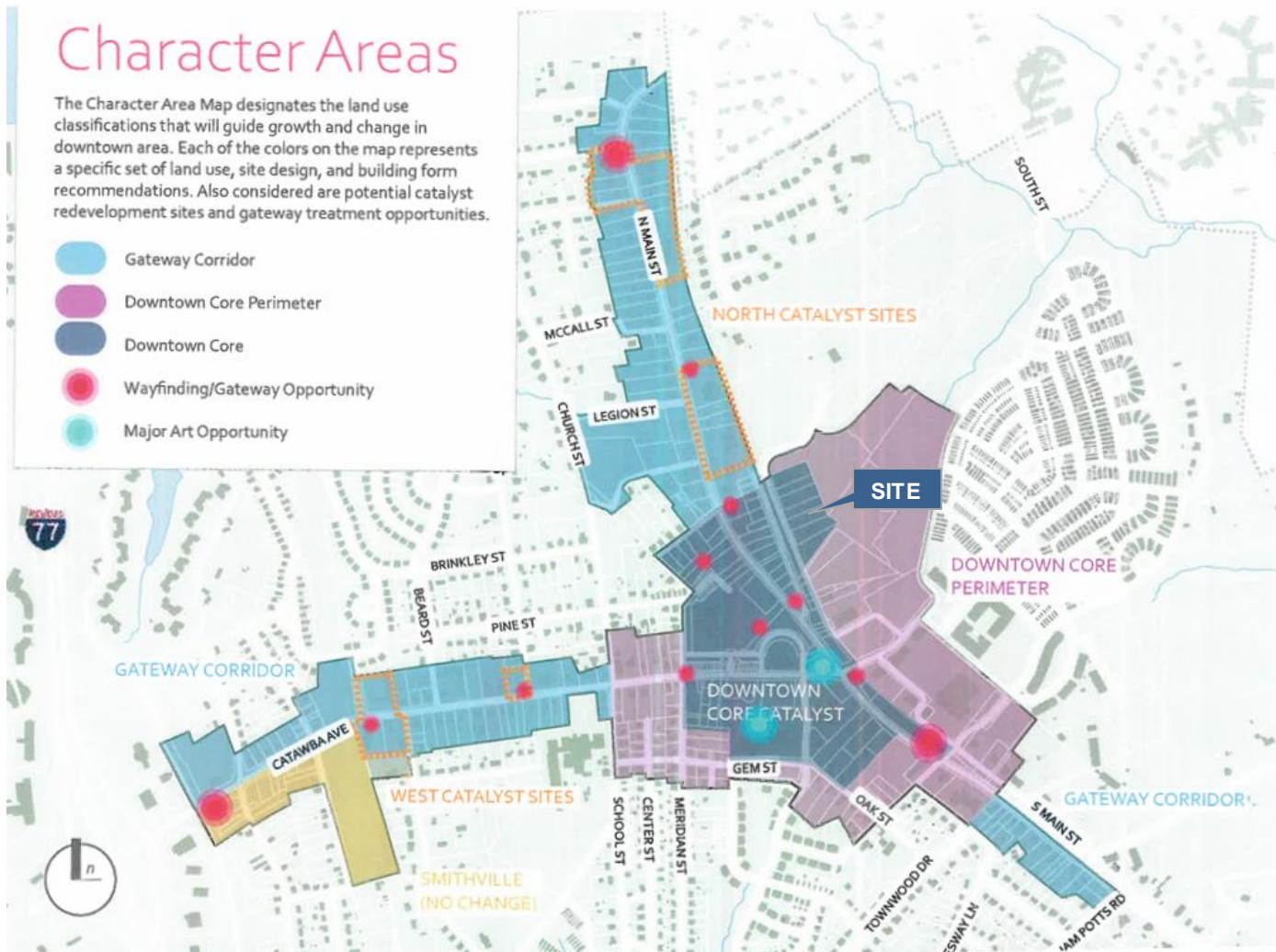
19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911



Character Areas

The Character Area Map designates the land use classifications that will guide growth and change in downtown area. Each of the colors on the map represents a specific set of land use, site design, and building form recommendations. Also considered are potential catalyst redevelopment sites and gateway treatment opportunities.

- Gateway Corridor
- Downtown Core Perimeter
- Downtown Core
- Wayfinding/Gateway Opportunity
- Major Art Opportunity



CONTACT

Gary Knox
 cell 704.634.5630
 Gary@knoxgroupinc.com

19725 Oak Street
 Suite 8
 Comelius, 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.



15% PRELIMINARY DESIGN
FOR REVIEW ONLY
SUBJECT TO CHANGE WITHOUT NOTICE
NOT TO BE USED FOR RIGHT OF WAY
ACQUISITION OR CONSTRUCTION

ADDITIONAL STAKEHOLDER AND PUBLIC
INVOLVEMENT WILL OCCUR DURING THE
30% DESIGN TO OBTAIN FEEDBACK FROM
THE COMMUNITY ON STATION
CONCEPTS.

Potential Light Rail
Station Platform and
Parking Deck Concept

Disclosure is required
with this real estate
offering.

CorneliusToday Article
May 19,2026

<https://www.corneliustoday.com/cats-ceo-addresses-red-line-skepticism/>

1 CORNELIUS STATION LAYOUT PLAN - PRIMARY OPTION
S-109 1"=80'



NO.	DATE	REVISION	BY	CHK	APP

neighboring concepts
ARCHITECTURE • PLANNING • SERVICES
1000 New York Avenue, Suite 200
Charlotte, NC 28202
www.neighboringconcepts.com

HR
5 Church St., #1000
Charlotte, NC 28202
NC License Number F-40116

CATS
CHARLOTTE AREA TRANSIT SYSTEM

PREPARED BY: CIL
DRAWN BY: CIL
CHECKED BY: LAV
APPROVED BY: LAV

LYNX RED LINE COMMUTER RAIL PROJECT
STATION PLANS
CORNELIUS STATION - PRIMARY OPTION
STATION LAYOUT PLAN

DATE: 08/13/25
SHEET: S-109
DRAWING:
CONTRACT NO: 2024000319

CONTACT

Gary Knox
cell 704.634.5630
Gary@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.



CONTACT

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.

Gary Knox
cell 704.634.5630
Gary@knoxgroupinc.com

19725 Oak Street
Suite 8
Comelius, NC 28031
704.896.1911





CONTACT

Gary Knox
cell 704.634.5630
Gary@knoxgroupinc.com

19725 Oak Street
Suite 8
Comelius, 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.