

LAND OPPORTUNITY

18816 W CATAWBA AVENUE, CORNELIUS, NC



Concept Rendering

W CATAWBA AVE & NANTZ RD

RETAIL SHOP
SPACE AND
OUTPARCELS
AVAILABLE
FOR LEASE

CBRE



Available
FOR LEASE

Suite	Tenant	Size
OP1	Available	1,400–9,000 SF
OP2	Under Contract	1.21 AC
OP3	Available	1,400–9,000 SF
OP4	7-Eleven	1.52 AC

Available for lease

The Opportunity

+ 1,400–9,000 SF available for lease

Easy Ingress / Egress

+ Located at the signalized main intersection of W Catawba Avenue (21,500 AADT) and Nantz Road (2,100 AADT)

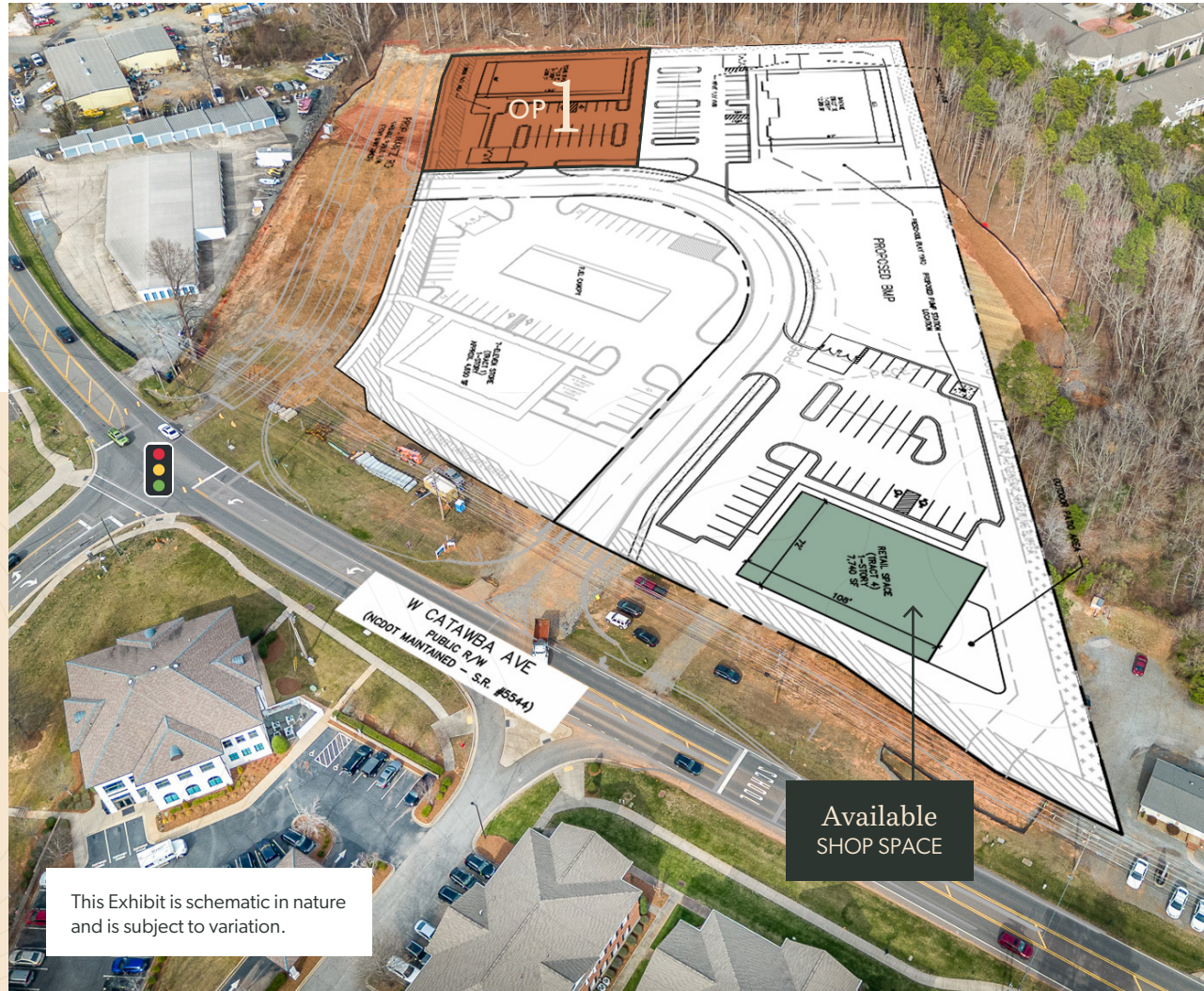
Strategic Location

+ Nantz Road is planned to extend to Magnolia Estates Drive and will enable connectivity to the surrounding neighborhoods and Westmoreland Road

In Good Company

+ Nearby retailers include Publix, Harris Teeter, Fifth Third Bank, Chase Bank, PetSmart, Dunkin, CVS and many others

SITE PLAN



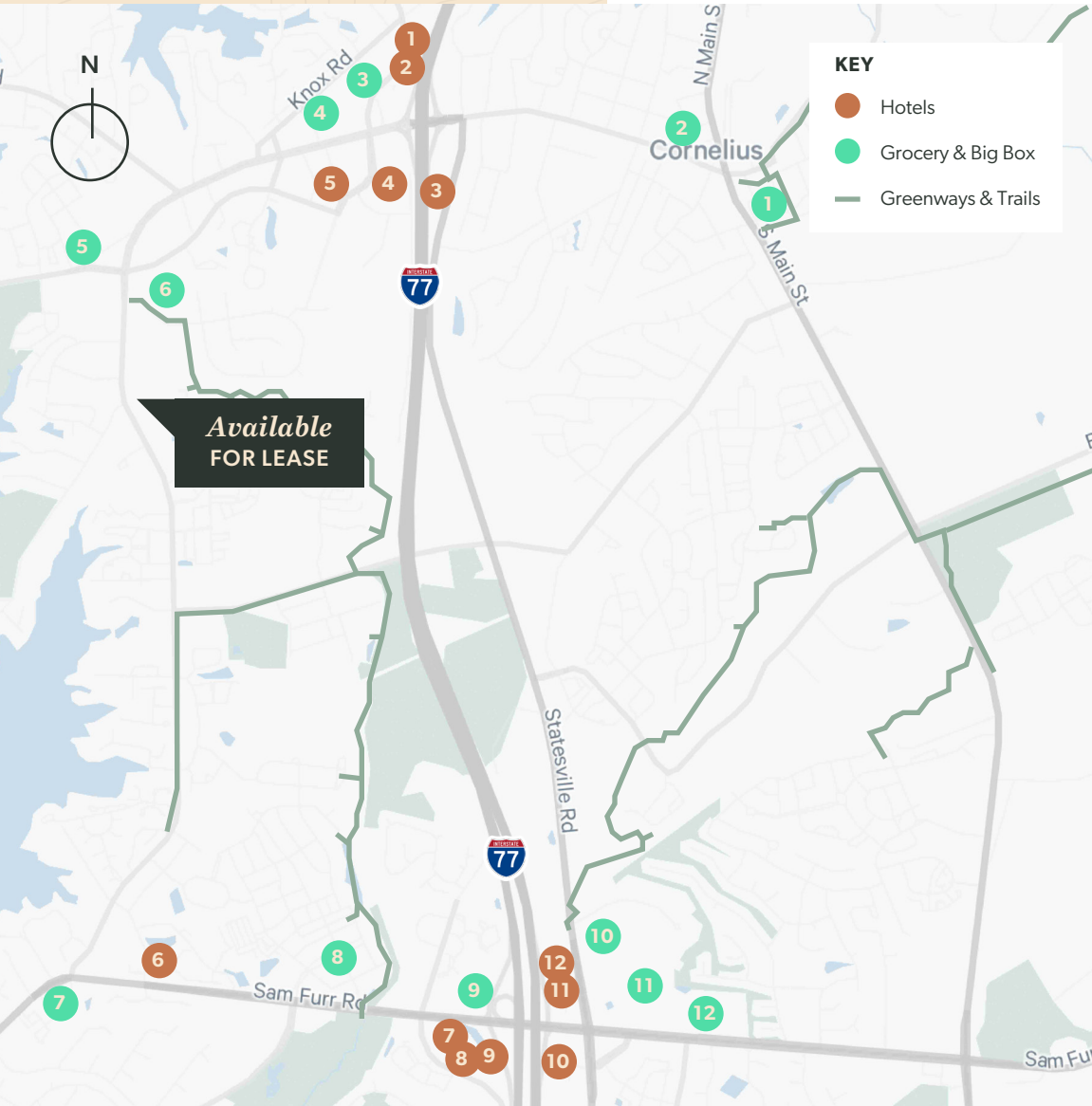
SITE PLAN



Proposed shop space and pad opportunity available

Nestled along the shores of Lake Norman, **Cornelius, NC** offers top-notch restaurants, retail, and outdoor and indoor activities

Market overview and demographics



HOTELS

1. Microtel Inn & Suites by Wyndham
2. Red Roof Inn & Suites
3. Hampton Inn
4. Lake Norman Inn & Suites
5. Comfort Inn & Suites
6. Residence Inn by Marriott
7. Courtyard by Marriott
8. Candlewood Suites
9. Four Points by Sheraton
10. Country Inn & Suites by Radisson
11. Quality Inn
12. Comfort Suites

GROCERY & BIG BOX

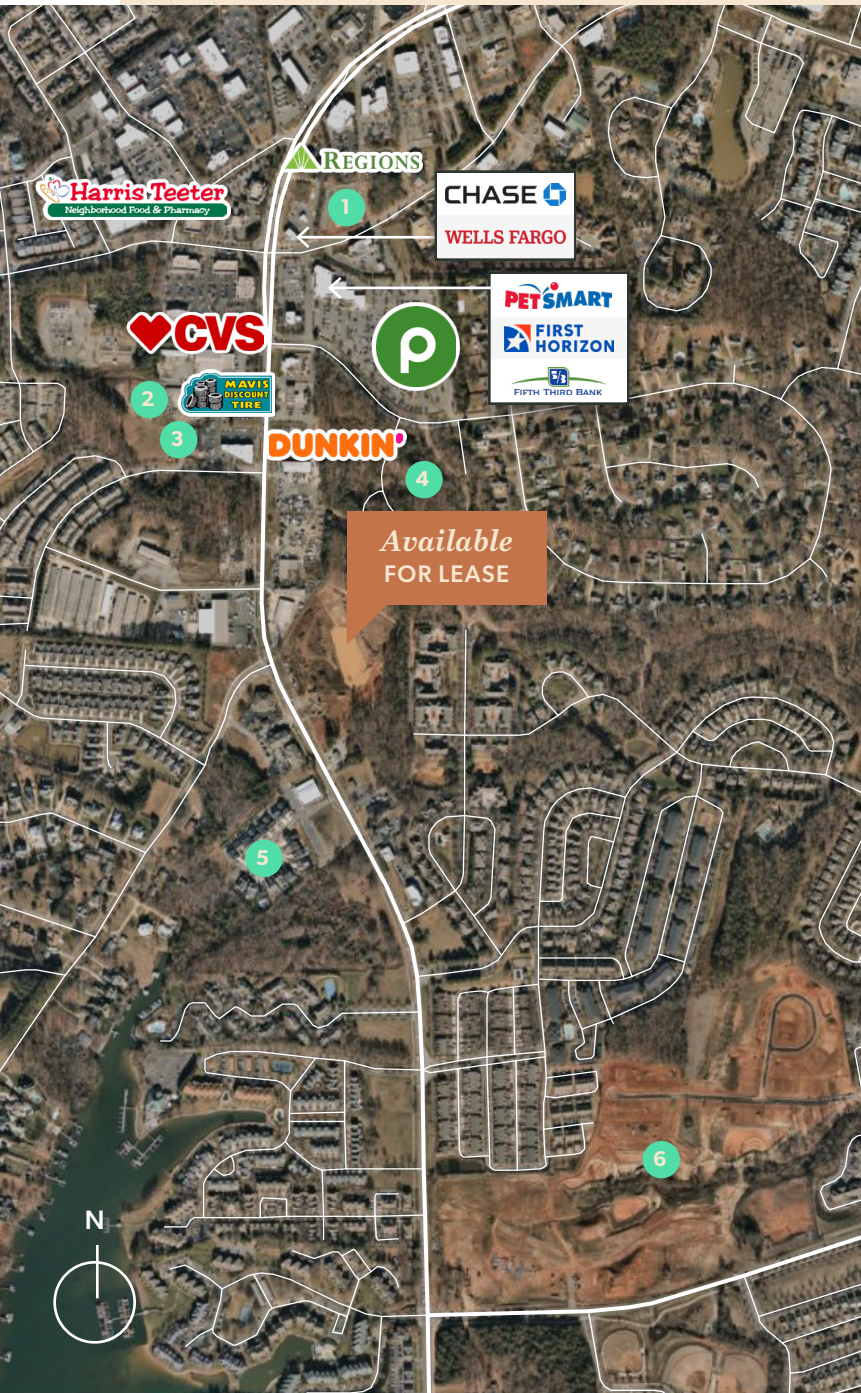
1. Harris Teeter
2. Food Lion
3. The Fresh Market, Homesense
4. ALDI
5. Harris Teeter
6. Publix, PetSmart
7. Harris Teeter
8. Regal, Apple, DICK'S, Barnes & Noble, Williams-Sonoma
9. Whole Foods Market
10. The Home Depot
11. Kohl's, Lowe's, Harris Teeter, Old Navy, Target
12. Marshalls, HomeGoods, Petco

	1 Mile	3 Miles	5 Miles
POPULATION	7,315	44,325	92,172
DAYTIME POPULATION	10,525	55,151	97,754
HOUSEHOLDS	3,411	19,368	37,010
AVG. HOUSEHOLD INCOME	\$154,365	\$157,419	\$162,520

Quick facts

18816 W Catawba is located in Mecklenburg County, NC, approximately 20 miles north of Charlotte. Incorporated in 1905, the town is approximately 15.20 square miles

UC/Future projects



1. Serendipity Labs

Premium, private office and coworking space for lease with flexible terms

2. Royal Bliss Brewery

An 11,800-square foot building to include a full service restaurant as well as a beer garden

3. Junker Project

195-unit multifamily housing/apartment project

4. Magnolia Villas

65 multifamily residential patio homes

5. Cambridge Square

A private, gated community of 19 beautiful European-style homes starting at \$1,000,000

6. Alexander Farms

\$110 million mixed-use development at Westmoreland Road and W Catawba Avenue



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