

For Lease: Catawba Retail Building

19116 W Catawba Ave, Cornelius, NC



BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217
(704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com


LANDMARK
DEVELOPMENT PARTNERS, LLC

2072 Kings Manor Dr Matthews, NC 28104
P 704.562.0203 / F 704.323.6290

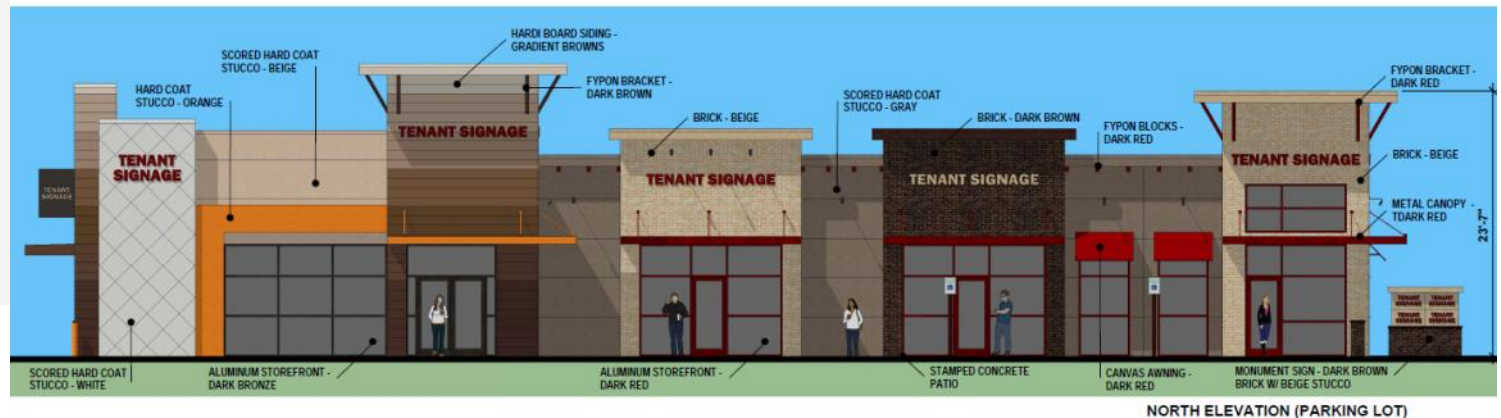
Property Overview

- Site work just commenced on this highly-visible .9147 AC site zoned VC (village center-large scale mixed use districts).

- A 5,400 SF retail lifestyle center is planned for this site, anchored by a 2,200 SF Dunkin' Donuts/Baskin Robbins combined format restaurant with a drive-thru.
- Ample indoor and outdoor seating, attractive landscaping, and on-site parking will be provided.
- 3,200 SF of additional retail space is presently available. Base rent is \$30/SF NNN. Monument signage available.
- Property located across from the existing Magnolia Village shopping center and the new Publix in the affluent Lake Norman area. Minutes from I-77 and numerous commercial office parks and upscale residential areas.
- Daily traffic counts of 27,000 cars per day along West Catawba Avenue and 87,000 cars per day along I-77.
- For more information, please contact Randy Smith with Landmark Development Partners P: 704-562-0203 rs@landmarkdp.com

Demographics

Population	1 Mile	3 Miles	5 Miles
2014	6,081	38,250	75,965
2019 (projected)	6,887	42,427	83,926
Households			
2014	2,901	16,671	29,993
2019 (projected)	3,290	18,520	33,219
Household Income			
2014	\$111,705	\$102,489	\$112,116
2019 (projected)	\$123,288	\$113,343	\$123,693





1 mile from I-77



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SOUTH PERSPECTIVE

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EAST ELEVATION (REAR)



SOUTH ELEVATION

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DRIVE THRU PERSPECTIVE

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