



## Retail For Lease

### Norman Crossing Cornelius, NC

20424 W Catawba Ave.

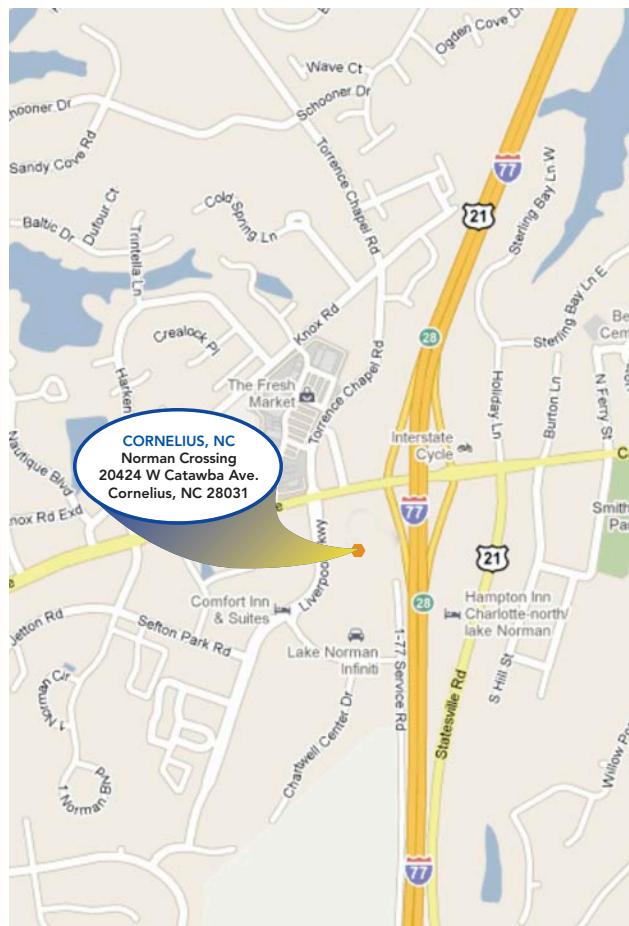
Cornelius, NC 28031

Lat: 35.483146

Long: -80.87673

Available: Call for Rates

- PROPERTY:  
52,086sf Total Building  
3,800-4,800sf  
Restaurant Available  
ATM Pad Available
- CURRENT TENANTS INCLUDE:  
Gold's Gym  
West Marine  
Subway  
Savvy Salon  
Big Bite'z Grill  
Dollar Tree
- GENERAL INFORMATION:  
Great location serving the Peninsula and other affluent Lake Norman communities.  
Signage opportunity with visibility from I-77.



#### CONTACT:

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# Cornerstone

PROPERTY ADVISORS



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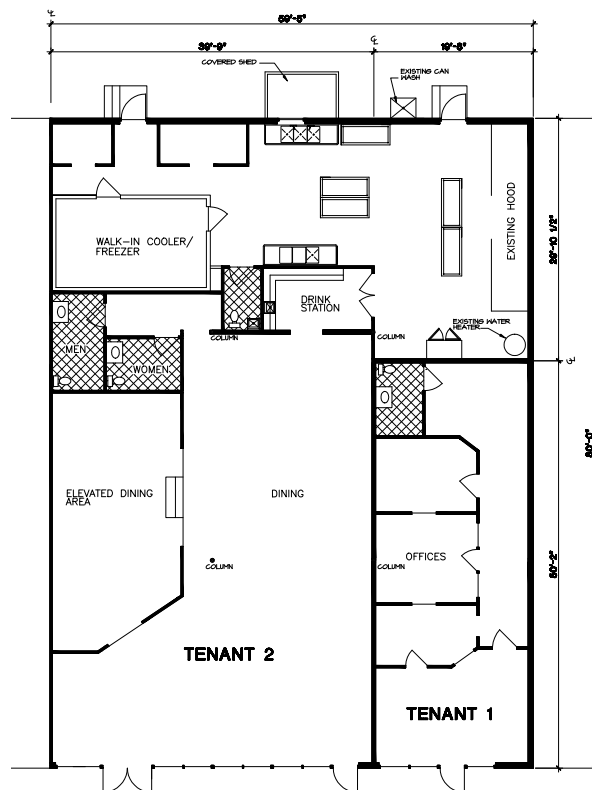
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- GENERAL INFORMATION:  
Great location serving the Peninsula and other affluent Lake Norman communities. Signage opportunity with visibility from I-77.
- TRAFFIC COUNTS:  
W. Catawba Ave: 26,000 AADT (NCDOT 2008)  
I-77: 85,000 AADT (NC DOT 2008)



### AREA DEMOGRAPHIC ANALYSIS

|                           | 1 Mile   | 3 Miles   | 5 Miles   |
|---------------------------|----------|-----------|-----------|
| <b>POPULATION</b>         |          |           |           |
| 2000 Census               | 5,326    | 23,907    | 42,767    |
| Current Year Estimate     | 7,862    | 37,752    | 67,449    |
| 5 Year Projection         | 9,468    | 44,901    | 80,173    |
| <b>HOUSEHOLDS</b>         |          |           |           |
| 2000 Census               | 2,312    | 9,486     | 16,403    |
| Current Year Estimate     | 3,393    | 15,565    | 26,576    |
| 5 Year Projection         | 4,089    | 18,724    | 31,805    |
| <b>INCOME</b>             |          |           |           |
| Average Household Income  | \$90,871 | \$107,725 | \$111,423 |
| Median Household Income   | \$74,747 | \$81,593  | \$86,643  |
| <b>DAYTIME POPULATION</b> |          |           |           |
| Current Year Estimate     | 5,455    | 20,038    | 27,905    |



EXISTING RETAIL SPACE

TENANT 1 - 1,000 SQ FT  
TENANT 2 - 3,800 SQ FT

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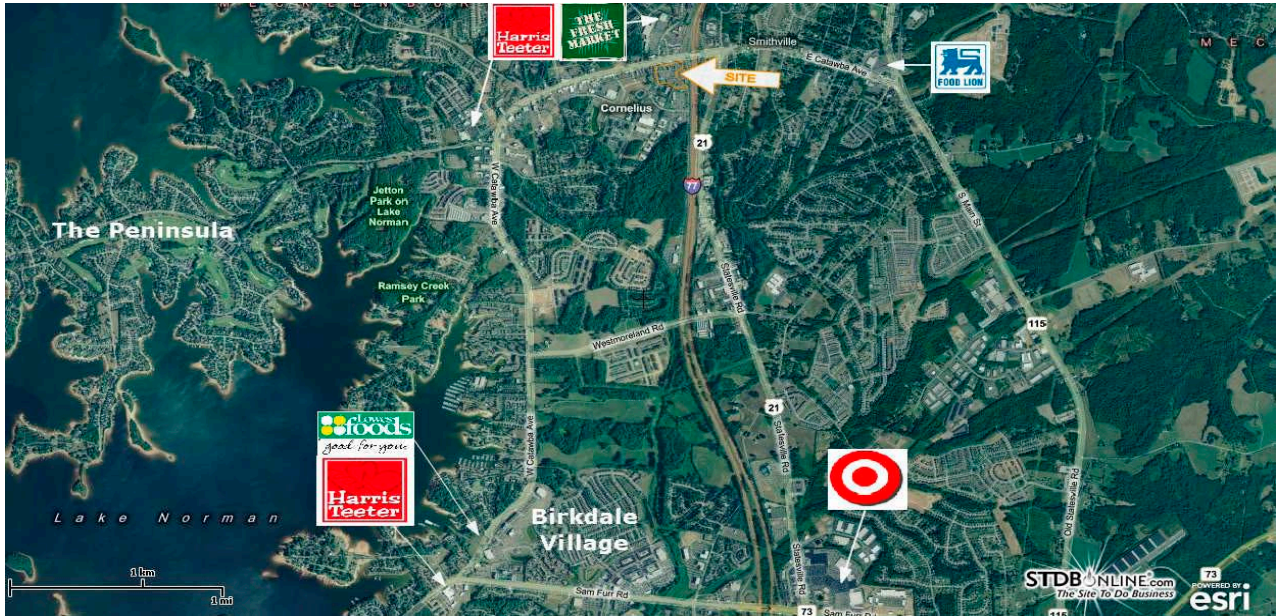


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## MARKET AERIAL



## SITE AERIAL

