



# JOHNSBURY SQUARE

OFFICE SPACE FOR LEASE  
19901-19905 W CATAWBA AVENUE, CORNELIUS NC 28031

# THE SPACE

Location	19901-19905 W Catawba Avenue Cornelius, NC 28031
County	Mecklenburg
APN	001-142-02
Traffic Count	25,592
Square Feet	1,345
Annual Rent PSF	\$20.00
Lease Type	FSG

**Notes** Suite 203-Utilities and HVAC included in rent, not including interior repairs or janitorial service

## POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	7,740	44,672	85,126

## AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$181,674	\$168,039	\$175,301

## NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	3,267	19,094	34,484

# HIGHLIGHTS

- Prime location near I-77 in the heart of the Lake Norman region.
- Located on highly traveled W Catawba Ave with 30,000 vehicles per day and growing.
- Highly visible center with easy accessibility.
- Great tenant mix.



## PROPERTY FEATURES

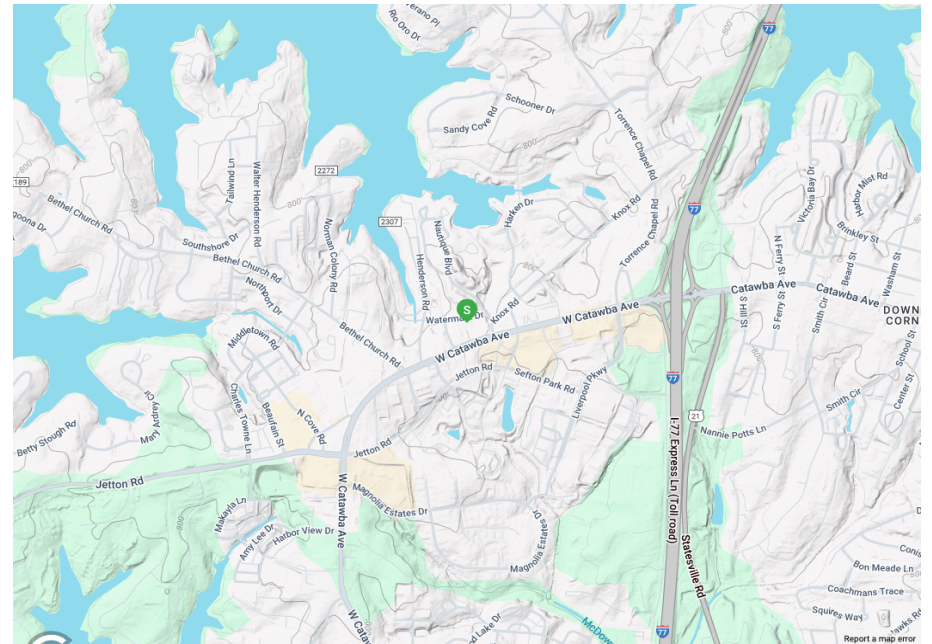
BUILDING SF	1,500
LAND SF	103,673
LAND ACRES	2.38
YEAR BUILT	1999
ZONING TYPE	VC
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	70



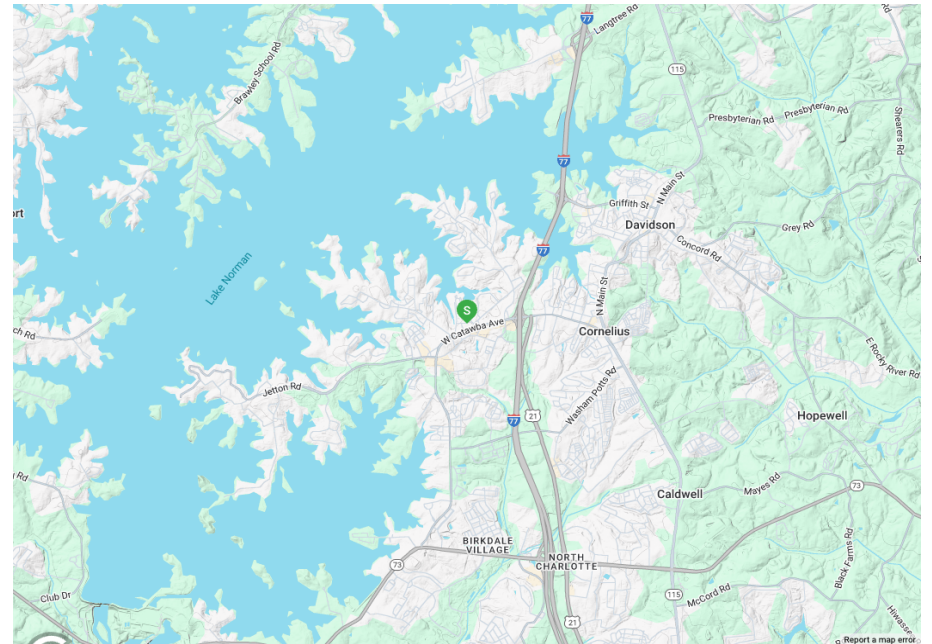
## About Cornelius, NC

- Cornelius is part of Mecklenburg County, which is in the Charlotte metropolitan area.
- The town is situated on the shores of Lake Norman, the largest man-made lake in North Carolina, which is a major attraction for boating, fishing, and water sports.
- Cornelius is about 20 miles north of Charlotte, making it a suburban area that enjoys proximity to the city's amenities while maintaining a more relaxed, small-town atmosphere.
- As of the 2020 Census, Cornelius had a population of approximately 30,000 people, making it a moderate-sized town compared to others in the Charlotte area. The population has grown significantly in recent years due to its attractive location and suburban appeal.
- The proximity to Charlotte provides Cornelius residents with access to many job opportunities in finance, technology, healthcare, and other industries.
- Lake Norman tourism, boating, and recreation contribute to the local economy, with restaurants, marinas, and water-related businesses thriving in the area.
- The region is home to many motorsport fans, and Cornelius residents can easily access Charlotte Motor Speedway and other racing events in the greater Charlotte area.
- Cornelius is located along Interstate 77, which connects the town to Charlotte and other cities in the region. Though primarily a car-dependent community, there are bus services available through Charlotte Area Transit System (CATS), providing public transportation to and from Charlotte.

Locator Map



Regional Map

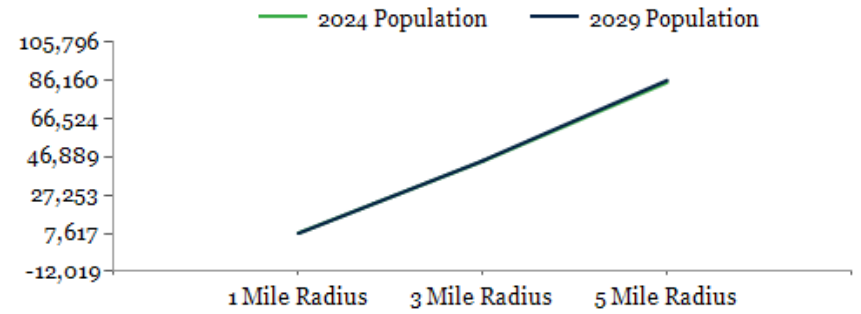




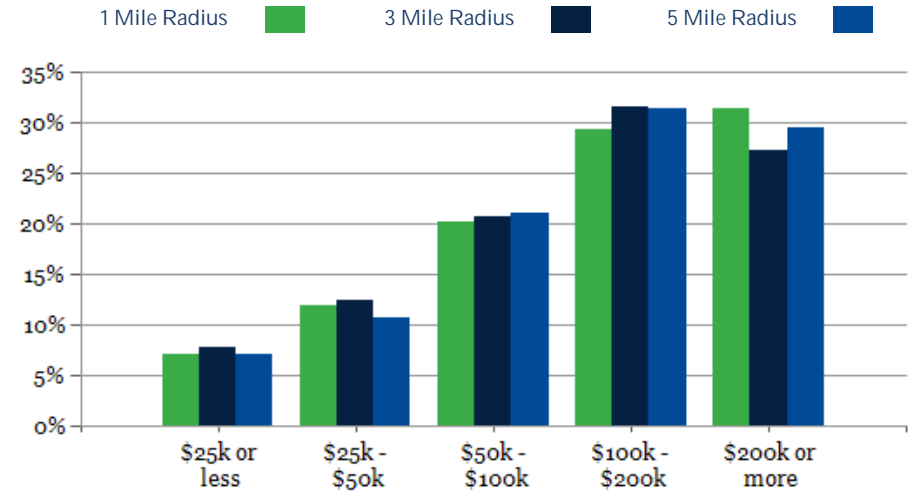
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,855	22,285	41,046
2010 Population	6,815	36,388	68,094
2024 Population	7,740	44,672	85,126
2029 Population	7,617	44,913	86,160
2024-2029: Population: Growth Rate	-1.60%	0.55%	1.20%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	147	880	1,343
\$15,000-\$24,999	85	622	1,131
\$25,000-\$34,999	141	726	1,223
\$35,000-\$49,999	248	1,671	2,474
\$50,000-\$74,999	272	1,915	3,627
\$75,000-\$99,999	391	2,053	3,624
\$100,000-\$149,999	501	3,430	6,018
\$150,000-\$199,999	457	2,589	4,849
\$200,000 or greater	1,025	5,208	10,196
Median HH Income	\$130,990	\$119,754	\$127,275
Average HH Income	\$181,674	\$168,039	\$175,301

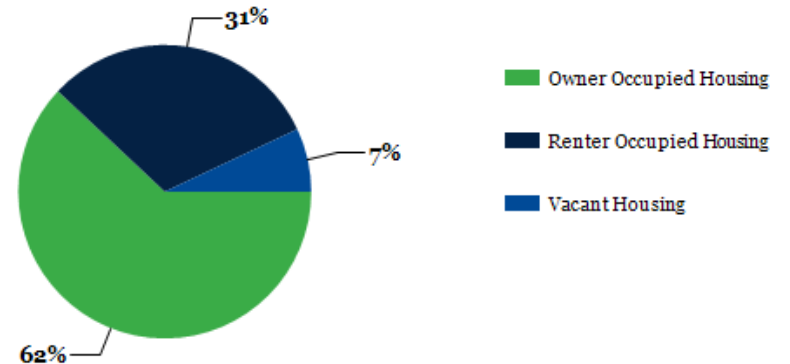
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,364	10,045	17,792
2010 Total Households	2,971	15,297	26,716
2024 Total Households	3,267	19,094	34,484
2029 Total Households	3,235	19,272	35,177
2024 Average Household Size	2.37	2.25	2.41
2024-2029: Households: Growth Rate	-1.00%	0.95%	2.00%



2024 Household Income



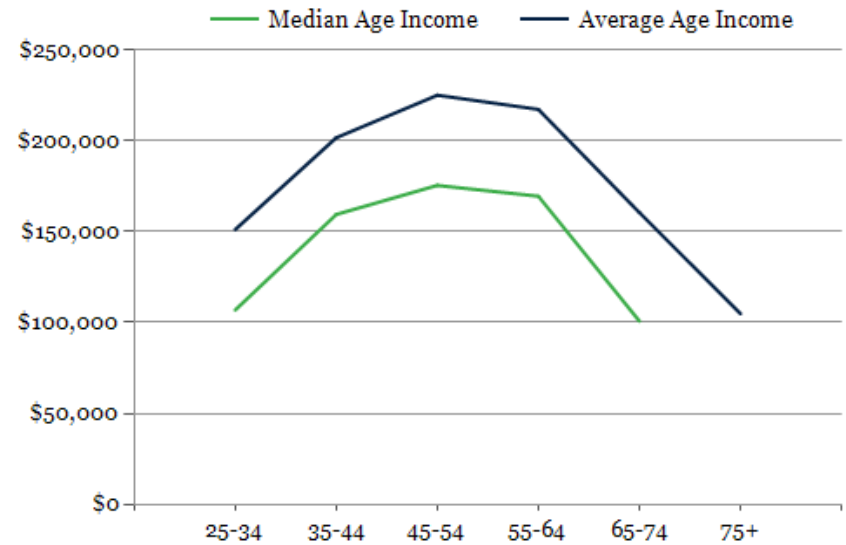
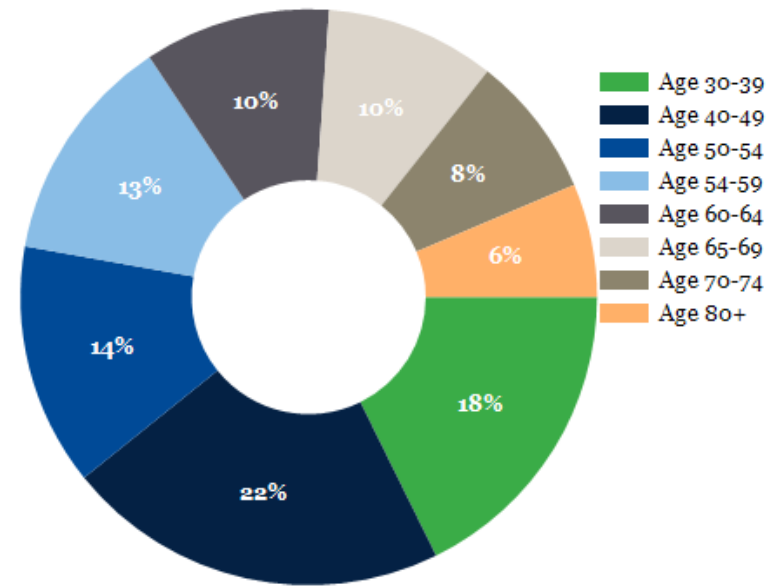
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	437	2,502	4,359
2024 Population Age 35-39	430	2,653	5,089
2024 Population Age 40-44	506	2,950	5,942
2024 Population Age 45-49	546	3,076	6,027
2024 Population Age 50-54	666	3,472	6,791
2024 Population Age 55-59	629	3,075	6,023
2024 Population Age 60-64	511	2,795	5,445
2024 Population Age 65-69	466	2,453	4,680
2024 Population Age 70-74	390	2,178	3,929
2024 Population Age 75-79	312	1,620	3,001
2024 Population Age 80-84	170	943	1,712
2024 Population Age 85+	101	818	1,458
2024 Population Age 18+	6,338	36,485	67,381
2024 Median Age	44	42	42
2029 Median Age	45	43	43

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,903	\$104,153	\$107,989
Average Household Income 25-34	\$151,185	\$145,231	\$149,657
Median Household Income 35-44	\$159,525	\$147,936	\$153,400
Average Household Income 35-44	\$201,791	\$187,653	\$192,240
Median Household Income 45-54	\$175,523	\$161,247	\$171,988
Average Household Income 45-54	\$225,188	\$207,500	\$218,574
Median Household Income 55-64	\$169,547	\$149,787	\$159,771
Average Household Income 55-64	\$217,385	\$196,485	\$206,758
Median Household Income 65-74	\$100,802	\$97,028	\$95,461
Average Household Income 65-74	\$160,559	\$145,869	\$144,612
Average Household Income 75+	\$104,872	\$100,453	\$99,892



# Johnsbury Square

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*Exclusively Listed By*



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