



**DAYCARE PROPERTY**

**FOR SALE  
OR LEASE**

**19619 WEST CATAWBA AVENUE | CORNELIUS, NC**

Turnkey building/daycare business available in close proximity to major housing developments in Cornelius, NC.

**SAM KLINE, CCIM**  
c 704 777 6003  
skline@mecacommercial.com





## PROPERTY INFORMATION

**SF\***  
9,754 SF

**ACREAGE\***  
1.32 Acres

**PID#**  
00110118 (Polaris)

### FEATURES

- Perfectly laid out for daycare business or any child-related concept
- Covered drop off & pick up area
- Separate after school area
- Playgrounds are ready to use
- Hood system and 3 bay sink for meal prep
- Well located to major housing developments in Cornelius, NC



**LEASE RATE**  
\$23.00/SF, NNN

**LIST PRICE**  
\$2,995,000



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MECA Commercial Real Estate  
102 Main Street, Suite 110  
McAdenville, NC 28101  
704 971 2000





DEMOGRAPHICS	1 MILE			3 MILES			5 MILES		
	Population	Households	Families	Median Age	Average HH Size	Median HH Income	Average HH Income	Per Capita Income	
	7,704	3,379	2,235	46.5	2.28	\$150,000	\$211,907	\$92,496	
	42,159	18,892	11,539	43.7	2.21	\$129,306	\$182,030	\$80,759	
	84,878	35,127	23,502	42.6	2.36	\$136,913	\$188,617	\$77,797	

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 \*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.