



RETAIL & OFFICE FOR LEASE

LAKESHORE MARKETPLACE
19501-19507 WEST CATAWBA AVE, CORNELIUS NC 28031

THE PROPERTY

Location **19501-19507 West Catawba Ave
Cornelius, NC 28031**

County **Mecklenburg**

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.
- Retail and office spaces available.



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 6,434 | 42,989 | 83,276 |

AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$145,005 | \$128,135 | \$137,333 |

NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 3,019 | 18,652 | 32,908 |

| Suite | Tenant | Floor | Square Feet | Rent Per SF (Annual) | Lease Type | Notes |
|-------|----------|-------|-------------|----------------------|----------------|--|
| 260 | Occupied | 2 | +/- 368 SF | \$25 | Modified Gross | Monthly Rent \$767.00 (available 6/1/2025) |
| 220 | Vacant | 2 | +/- 799 SF | \$25 | Modified Gross | Monthly rent is \$1,665.00 |

PROPERTY FEATURES

| | |
|--------------------------|---------------------------|
| CURRENT OCCUPANCY | 88.00% |
| TOTAL TENANTS | 17 |
| GLA (SF) | 32,925 |
| LAND ACRES | 3.02 |
| YEAR BUILT | 1987 |
| YEAR RENOVATED | 2008 |
| ZONING TYPE | B-2 CU (General Business) |
| BUILDING CLASS | B |
| LOCATION CLASS | A |
| NUMBER OF STORIES | 2 |
| NUMBER OF BUILDINGS | 2 |
| NUMBER OF PARKING SPACES | 40 |
| PARKING RATIO | 2.00 |
| NUMBER OF INGRESSES | 2 |
| NUMBER OF EGRESSES | 2 |

TENANT INFORMATION

| | |
|------------|-----------|
| LEASE TYPE | NNN/Gross |
|------------|-----------|



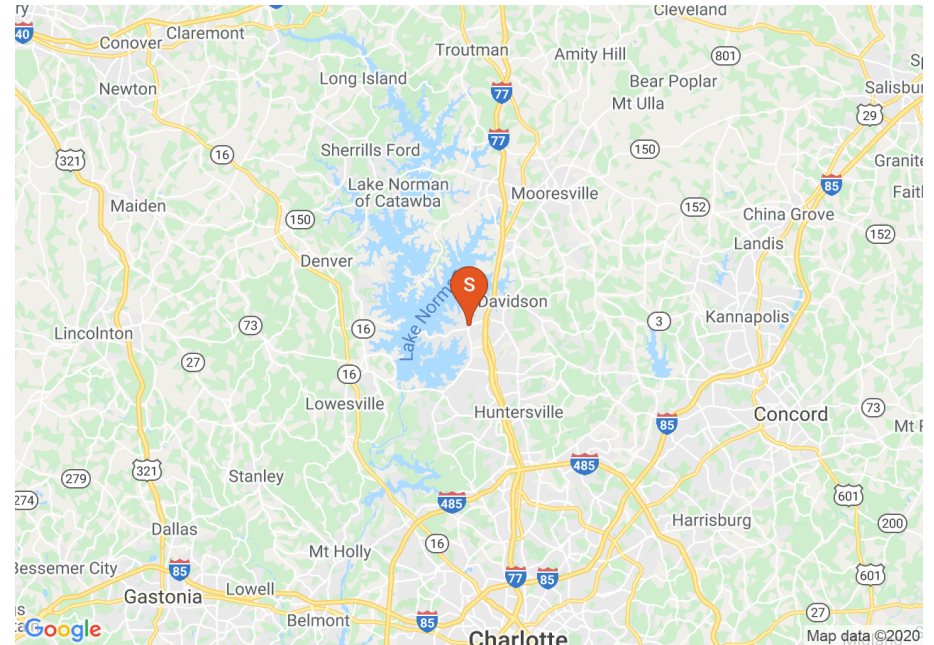
Property Overview

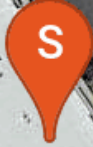
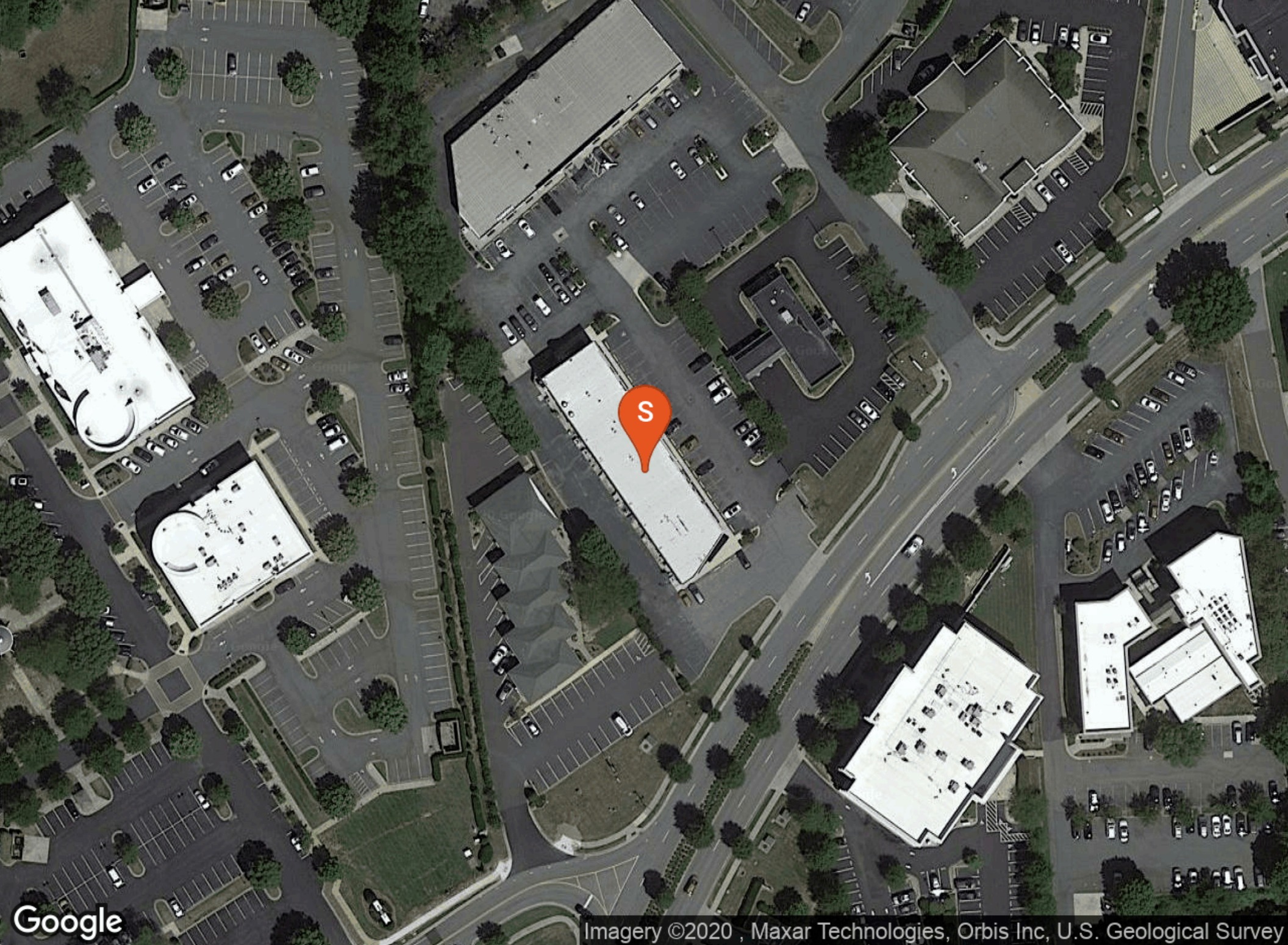
- Lakeshore Marketplace is in the heart of the Lake Norman region, near the premium community of The Peninsula and next to Jeton Village. Neighbors include First National Bank, Walgreens and Publix in the adjacent Magnolia Plaza. Great location with superior access and visibility on West Catawba with 30,000 vehicles per day and growing.
- Premium retail and office space for lease.
- Cornelius is a suburb of Charlotte with a population of 28,649. Living in Cornelius offers residents a dense suburban feel. Cornelius offers Lake Norman and plenty of shopping, restaurants and parks.

Locator Map



Regional Map

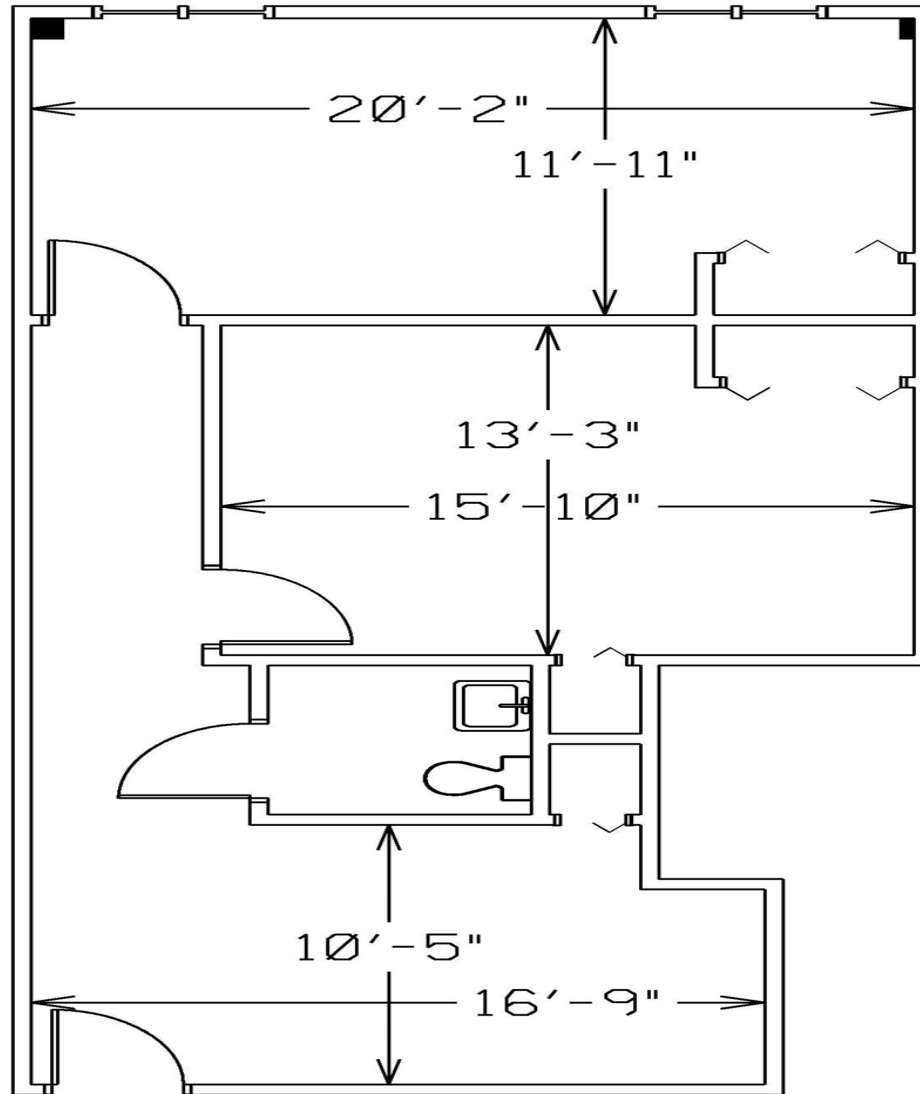


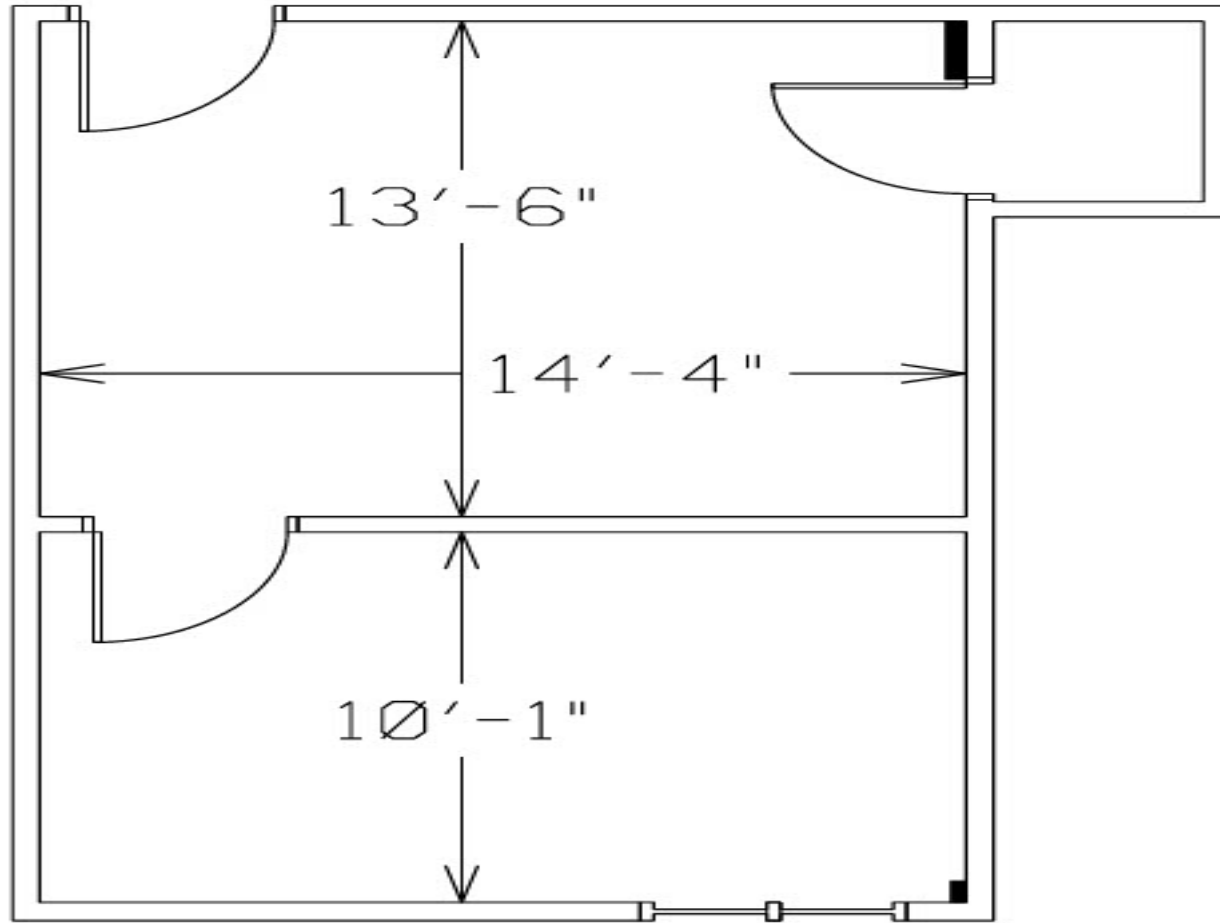


Google

Imagery ©2020 , Maxar Technologies, Orbis Inc, U.S. Geological Survey

STE 220
799 SF



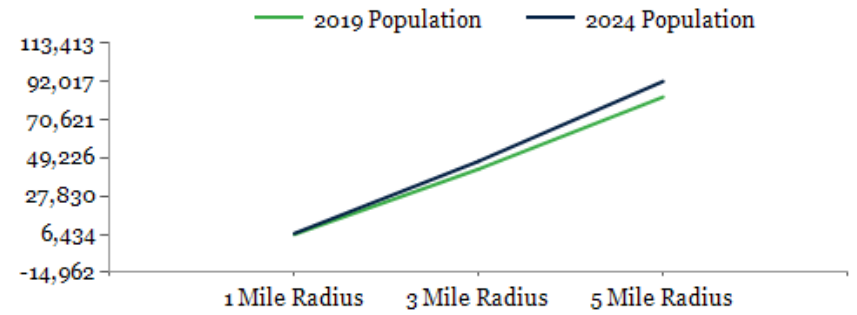


STE 260
368F

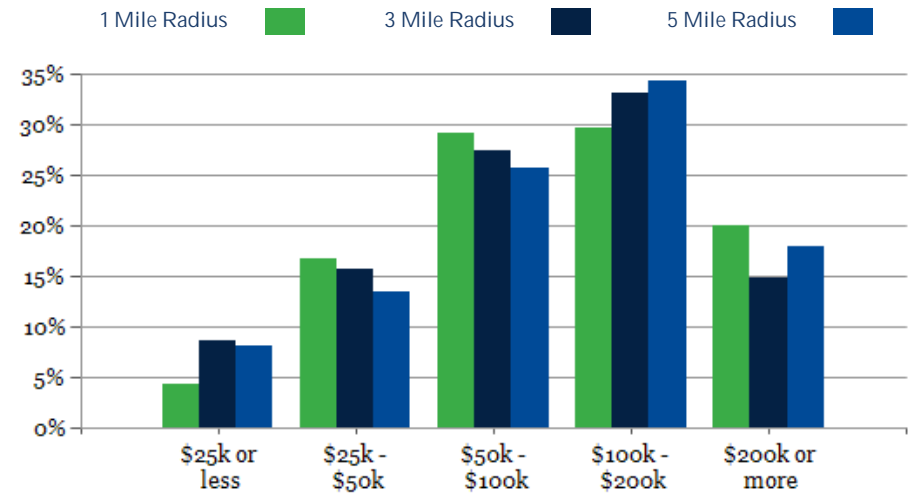
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population | 3,488 | 21,221 | 40,667 |
| 2010 Population | 5,941 | 35,231 | 67,769 |
| 2019 Population | 6,434 | 42,989 | 83,276 |
| 2024 Population | 6,979 | 47,373 | 92,017 |
| 2019-2024: Population: Growth Rate | 8.20% | 9.80% | 10.10% |

| 2019 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 65 | 691 | 1,219 |
| \$15,000-\$24,999 | 69 | 938 | 1,477 |
| \$25,000-\$34,999 | 116 | 833 | 1,328 |
| \$35,000-\$49,999 | 389 | 2,100 | 3,132 |
| \$50,000-\$74,999 | 433 | 2,662 | 4,479 |
| \$75,000-\$99,999 | 447 | 2,461 | 4,021 |
| \$100,000-\$149,999 | 636 | 4,095 | 7,298 |
| \$150,000-\$199,999 | 260 | 2,091 | 4,017 |
| \$200,000 or greater | 605 | 2,781 | 5,937 |
| Median HH Income | \$99,342 | \$95,450 | \$103,553 |
| Average HH Income | \$145,005 | \$128,135 | \$137,333 |

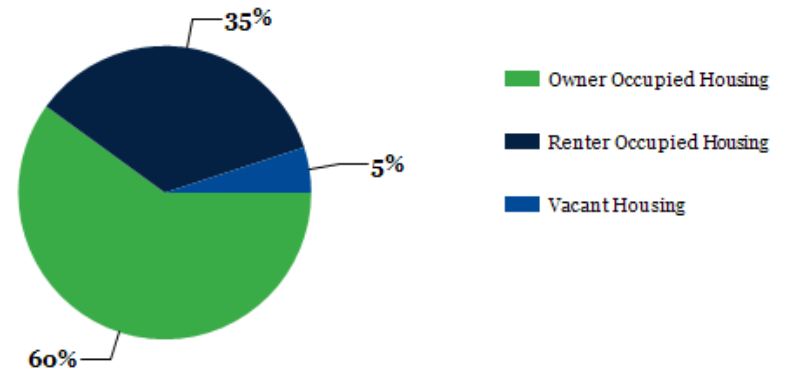
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 1,739 | 10,076 | 17,782 |
| 2010 Total Households | 2,742 | 15,262 | 26,776 |
| 2019 Total Households | 3,019 | 18,652 | 32,908 |
| 2024 Total Households | 3,265 | 20,482 | 36,267 |
| 2019 Average Household Size | 2.13 | 2.27 | 2.47 |
| 2019-2024: Households: Growth Rate | 7.90% | 9.45% | 9.80% |



2019 Household Income



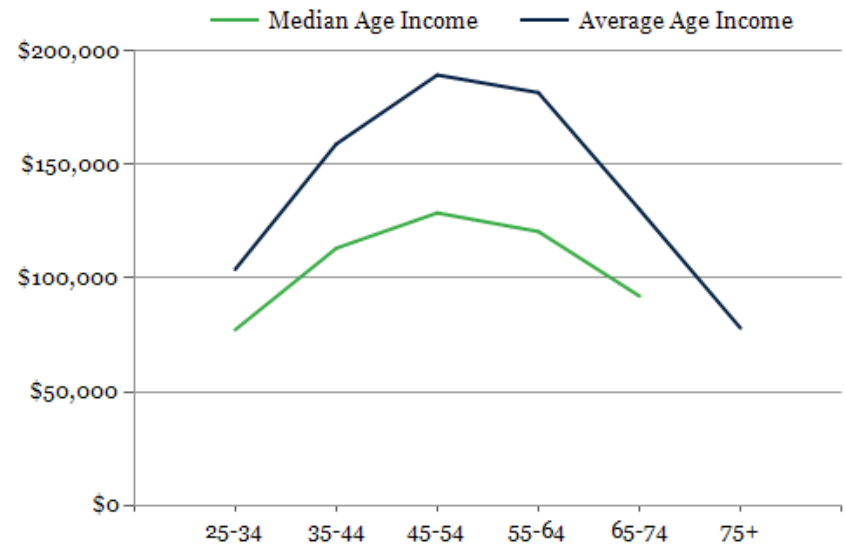
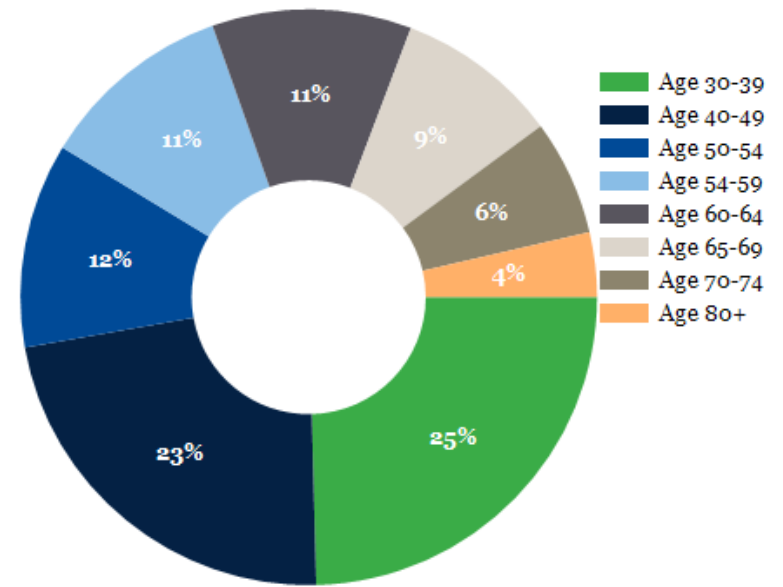
2019 Own vs. Rent - 1 Mile Radius



Source: esri

| 2019 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2019 Population Age 30-34 | 467 | 2,889 | 4,872 |
| 2019 Population Age 35-39 | 529 | 3,423 | 6,116 |
| 2019 Population Age 40-44 | 458 | 3,196 | 6,108 |
| 2019 Population Age 45-49 | 458 | 3,160 | 6,400 |
| 2019 Population Age 50-54 | 466 | 2,947 | 6,053 |
| 2019 Population Age 55-59 | 441 | 2,883 | 5,755 |
| 2019 Population Age 60-64 | 453 | 2,637 | 4,916 |
| 2019 Population Age 65-69 | 369 | 2,208 | 3,999 |
| 2019 Population Age 70-74 | 263 | 1,784 | 3,214 |
| 2019 Population Age 75-79 | 147 | 1,174 | 2,036 |
| 2019 Population Age 80-84 | 78 | 662 | 1,159 |
| 2019 Population Age 85+ | 62 | 561 | 972 |
| 2019 Population Age 18+ | 5,185 | 33,986 | 63,819 |
| 2019 Median Age | 40 | 40 | 39 |
| 2024 Median Age | 40 | 40 | 40 |

| 2019 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$77,259 | \$79,011 | \$81,116 |
| Average Household Income 25-34 | \$103,905 | \$97,451 | \$100,461 |
| Median Household Income 35-44 | \$113,165 | \$111,045 | \$119,572 |
| Average Household Income 35-44 | \$159,104 | \$140,761 | \$148,847 |
| Median Household Income 45-54 | \$128,750 | \$122,000 | \$135,188 |
| Average Household Income 45-54 | \$189,494 | \$164,382 | \$178,629 |
| Median Household Income 55-64 | \$120,539 | \$107,142 | \$114,032 |
| Average Household Income 55-64 | \$181,746 | \$153,052 | \$159,313 |
| Median Household Income 65-74 | \$92,127 | \$82,525 | \$84,888 |
| Average Household Income 65-74 | \$130,317 | \$114,004 | \$115,869 |
| Average Household Income 75+ | \$78,029 | \$70,199 | \$71,462 |



Retail & Office For Lease

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