

# COMMERCIAL TOWNHOUSE FOR LEASE

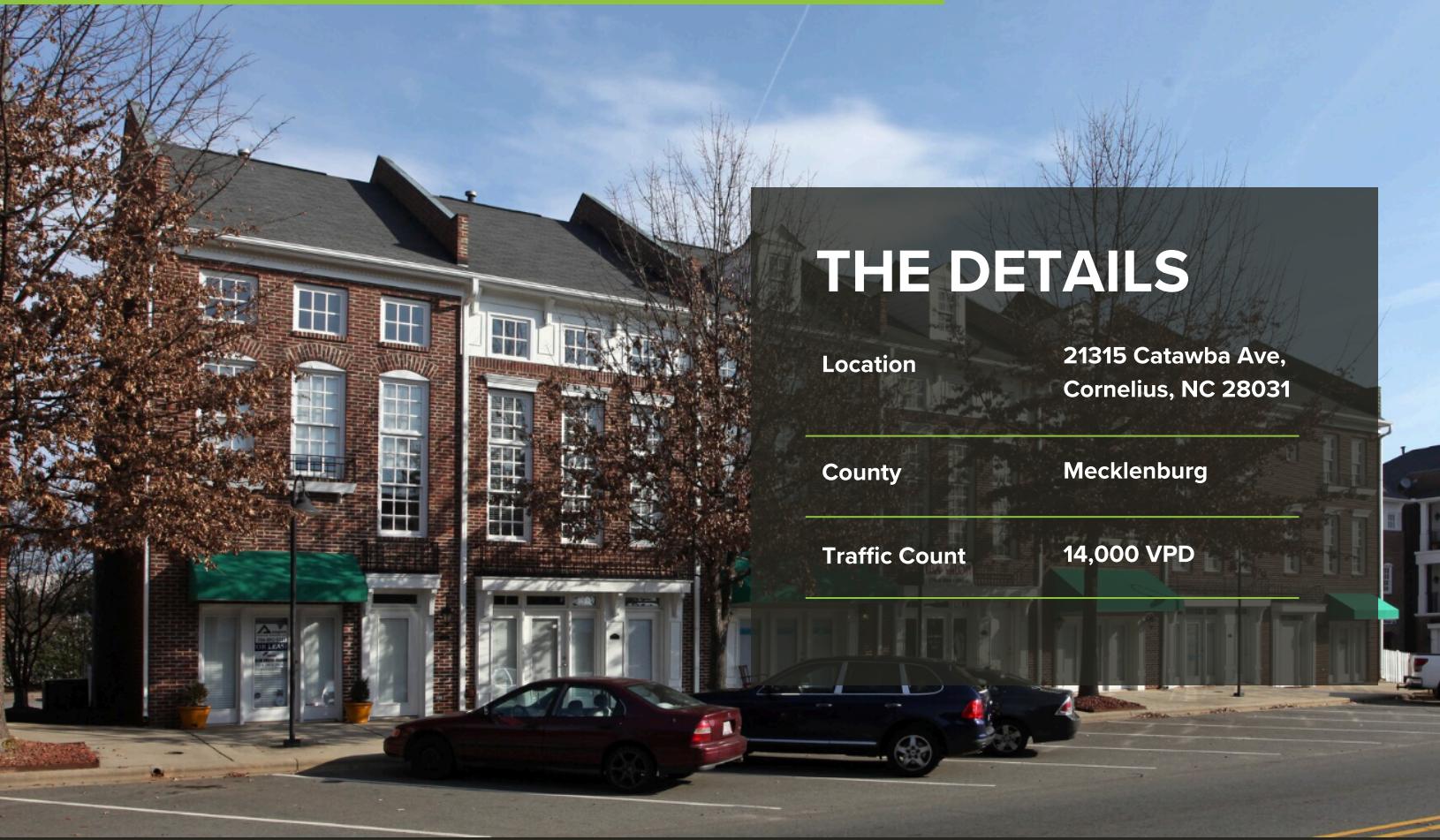


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## ABOUT THE PROPERTY

- The first floor is accessible from both the main street and the rear
- The second floor is accessible from both the front (main street) and the rear
- The second floor is an open area suitable for primary business use and includes a small kitchen and bathroom
- The third floor consists of one room with a vanity and bathroom and can function as an office or storage for the same business
- All floors are intended to be used together as one commercial suite
- Great location in Downtown Cornelius
- Plenty of public parking
- 2 deed parking spots behind the building





## THE DETAILS

Location	21315 Catawba Ave, Cornelius, NC 28031
County	Mecklenburg
Traffic Count	14,000 VPD

## AVAILABLE SPACE

Suite	SF	Floor	Rent	Notes
21315	+- 1,680	3 Floors	\$3,000/Month	Tenant is responsible for all utilities. Ready for immediate move in





## ABOUT THE AREA

# CORNELIUS, NC

Cornelius, North Carolina is a vibrant lakeside town located in northern Mecklenburg County, just 20 miles north of Charlotte. As part of the Charlotte metropolitan area, it offers a desirable suburban lifestyle with close proximity to urban amenities. Its position along the eastern shore of Lake Norman makes it especially popular for those seeking scenic beauty, a strong sense of community, and access to the water.

The town is known for its direct access to Lake Norman, the largest man-made lake in North Carolina, featuring over 500 miles of shoreline. This makes Cornelius a hub for boating, paddleboarding, kayaking, fishing, and other recreational lake activities. Parks like Jetton Park and Ramsey Creek Park provide public lake access, walking trails, and beaches, while local marinas and yacht clubs support an active lakefront lifestyle.

The town has experienced significant growth and remains one of the most sought-after residential areas in the Lake Norman region. Residents enjoy a strong sense of community and take part in local events such as the Cornelius Jazz Festival and 'Tawba Walk Arts & Music Festival.

The local economy is steadily growing, with increasing development in retail, dining, and office space. Its location near I-77 allows for an easy commute to Charlotte and access to Charlotte Douglas International Airport within 30 minutes. Mixed-use developments, waterfront dining, and boutique shopping provide a small-town feel with modern conveniences.

Cornelius also has a thriving arts and cultural scene, supported by venues like the Cornelius Arts Center and several community programs. With walkable neighborhoods, waterfront trails, and a variety of entertainment options, Cornelius continues to attract both new residents and visitors looking for a balanced, active lifestyle on the lake.

