



**JMDG**

ARCHITECTURE  
PLANNING + INTERIORS

RETAIL OR OFFICE SPACE

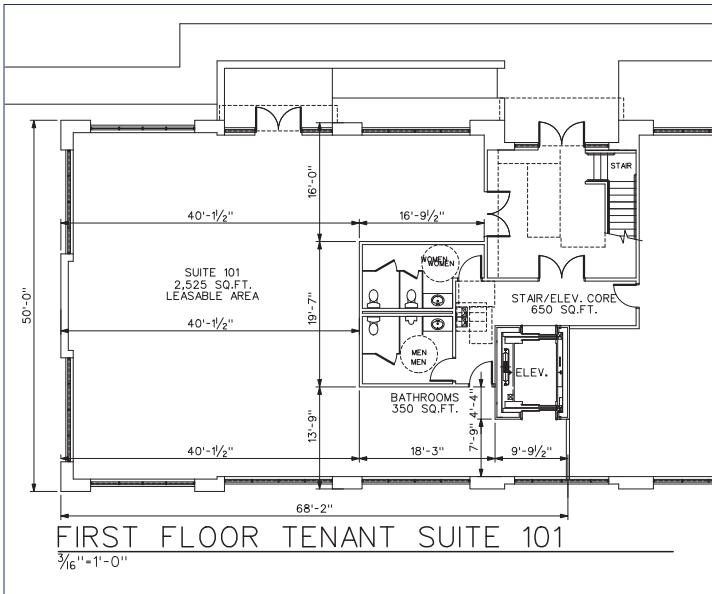
FOR LEASE

19615 BETHEL CHURCH ROAD | CORNELIUS, NC

Great opportunity to secure space in the Foundry Building, a mixed-use development due for delivery in Q4 of 2026!

**SAM KLINE, CCIM**  
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## PROPERTY INFORMATION

### SF\*

2,525 SF

### FEATURES

- Perfect for retail or office use
- Opportunity for buildout in brand new mixed-use development, The Foundry
- Delivering Q4 of 2026
- Well-located with numerous amenities

### LEASE RATE

\$28.00/SF, NNN

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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



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## DEMOGRAPHICS

|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Population        | 8,917     | 44,010    | 88,196    |
| Households        | 3,916     | 19,288    | 36,335    |
| Families          | 2,535     | 11,769    | 24,343    |
| Median Age        | 45.3      | 42.7      | 42.4      |
| Average HH Size   | 2.28      | 2.22      | 2.37      |
| Median HH Income  | \$142,951 | \$129,323 | \$136,357 |
| Average HH Income | \$200,152 | \$181,034 | \$187,861 |
| Per Capita Income | \$87,348  | \$79,131  | \$77,423  |

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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.

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