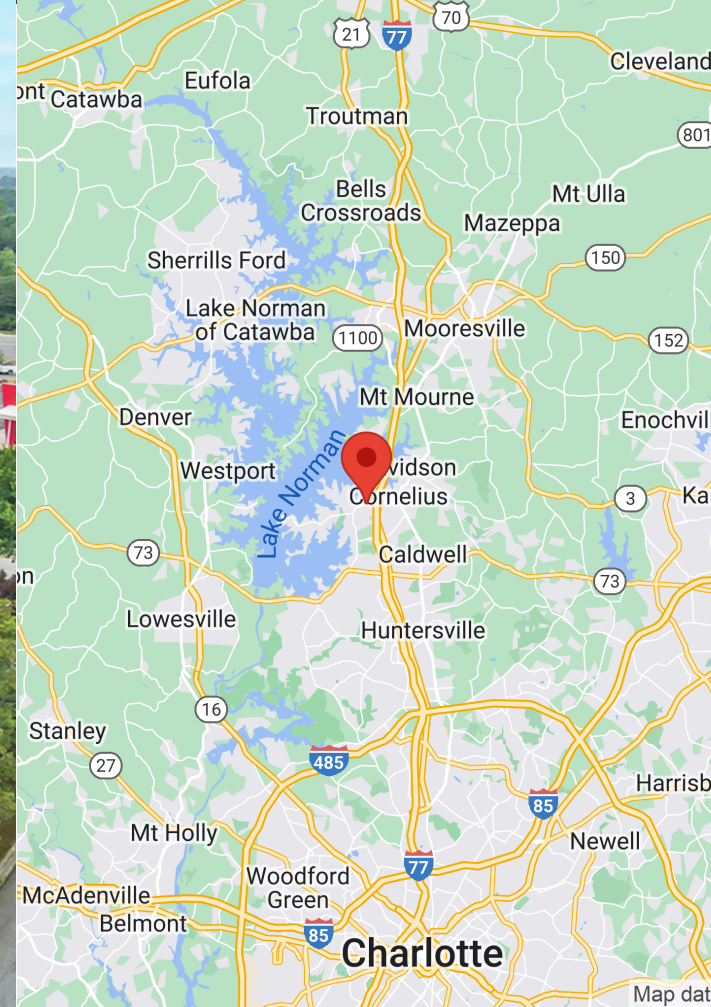


TURNBERRY PLACE

19722 ONE NORMAN DRIVE // CORNELIUS, NC 28031



OWNED GLA
19,133 SF

TRAFFIC COUNTS
I-77 : 30,000 VPD

DEMOGRAPHICS
Population
Avg Income

3 MILE	5 MILE	10 MILE
45,904	86,059	284,642
\$130,691	\$141,640	\$121,245

Turnberry Place is a neighborhood retail shopping center located in affluent Cornelius, NC. It is located minutes from Lake Norman, half a mile from I-77 and 20 miles north of downtown Charlotte. Turnberry Place has excellent visibility with frontage directly on West Catawba Avenue and has two rear access points. It sits in a high traffic retail corridor, is close to Davidson College and near nationally recognized primary and secondary schools.

Major Tenants: Bin 110, ISI Elite Training, Eggs Up Grill, Ivy Rehab, 100% Chiropractic



**ZIFF
REAL ESTATE
PARTNERS**

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Available
 Coming Available
 Occupied
 Non-Controlled



SUITE#	Tenant Name	GLA(SF)
100-110	BIN 110	2,522 SF
200	VITALITY BOWLS	1,200 SF
210	100% CHIROPRACTIC	1,500 SF
220	IVY REHAB	2,400 SF
300	MARCO'S PIZZA	1,400 SF
308	CORNELIUS HUMIDOR AND TOBACCO	1,200 SF
320	CAROLINA WEIGHT AND WELLNESS	1,400 SF
330	EGGS UP GRILL	2,502 SF
340	ISI ELITE TRAINING	2,761 SF
350	SHARKEYS CUTS FOR KIDS	1,175 SF
360	POP HAIR LOUNGE	1,073 SF

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



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