

# 18505 STATESVILLE ROAD, A03

Cornelius, NC 28031



## PROPERTY DESCRIPTION

If you're seeking an investment property that delivers immediate income, sits in a desirable and expanding market and provides future optionality, this Cornelius condo ticks all the boxes.

This retail condominium is currently operating as a pet-grooming business with the lease expiring in December 2027.

## PROPERTY HIGHLIGHTS

- Prominently situated with great visibility along the highly traveled Statesville Road corridor
- Current build-out includes open work areas, grooming bays, reception/waiting area, two offices, storage/utility and kitchen

## OFFERING SUMMARY

Sale Price:	\$350,000
Square Footage:	1,574 SF
Zoning:	HC
Parcel ID:	00541216
NOI:	\$22,322.00
Lease Expiration:	December 31, 2027

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**RETAIL FOR SALE**

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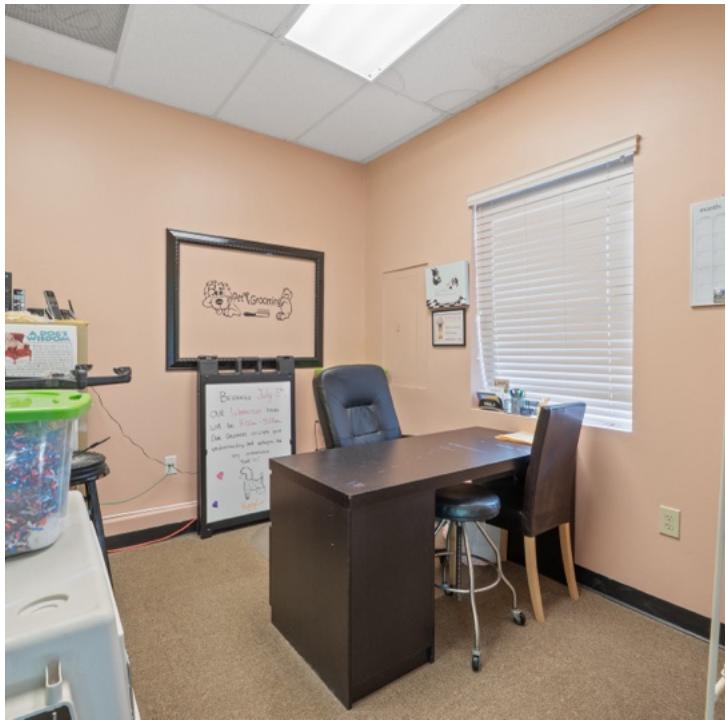
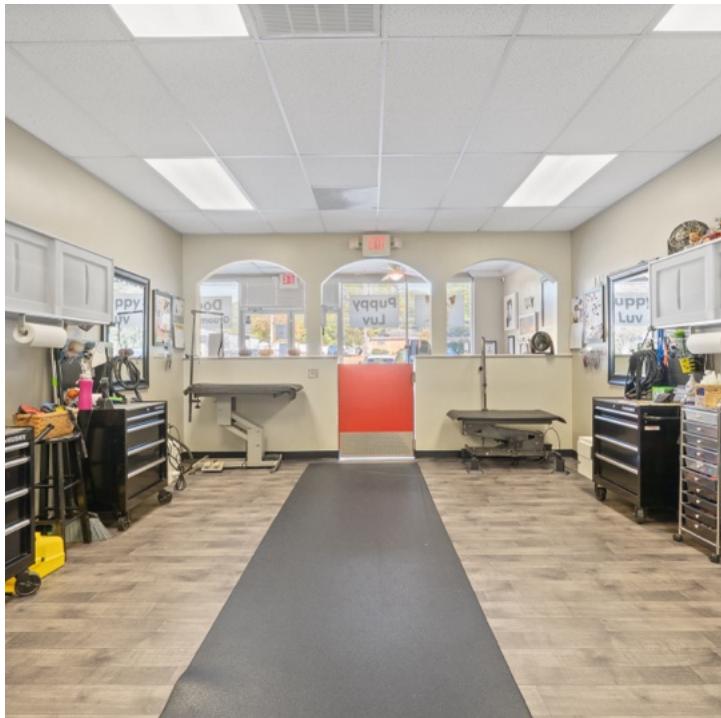
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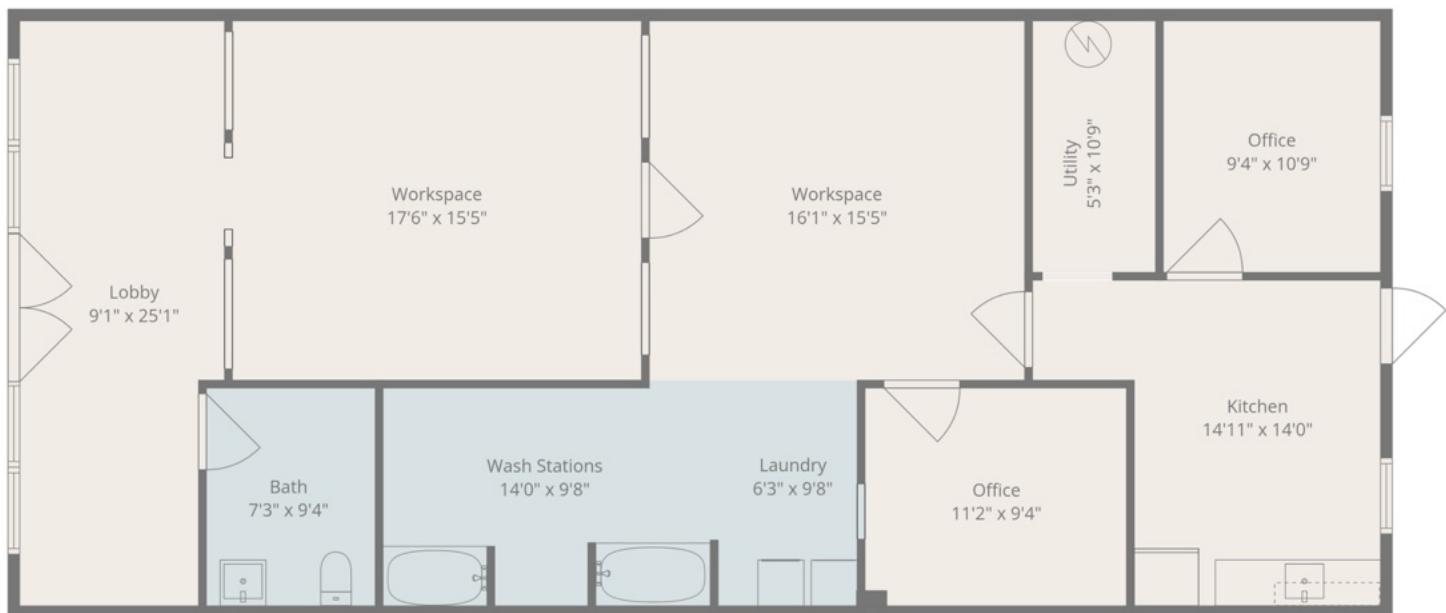
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## RETAIL FOR SALE

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### INCOME SUMMARY

#### GROSS INCOME

**\$28,800**

### EXPENSES SUMMARY

Taxes

\$1,651

Insurance

\$447

COA

\$4,380

#### OPERATING EXPENSES

**\$6,478**

#### NET OPERATING INCOME

**\$22,322**

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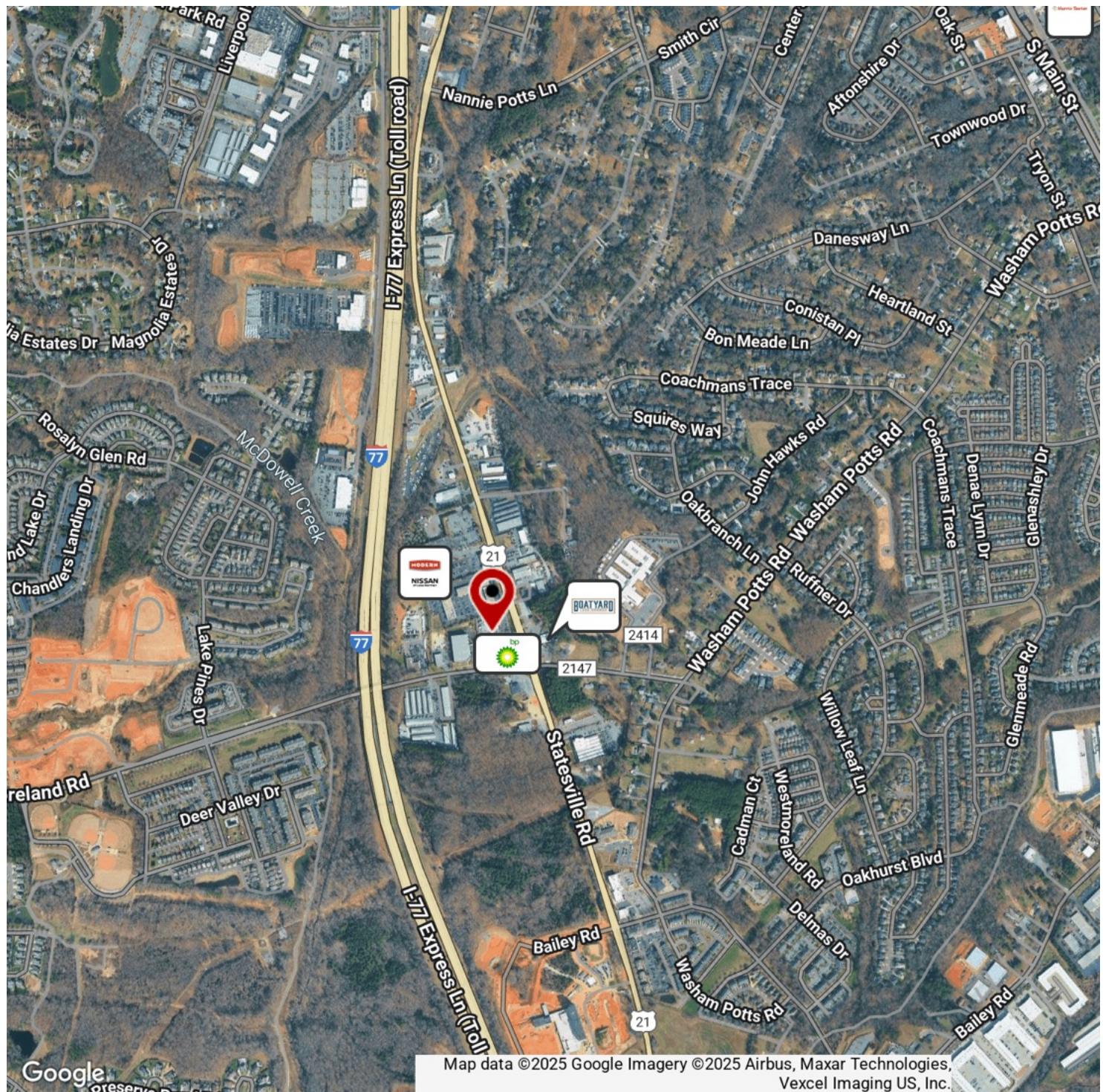
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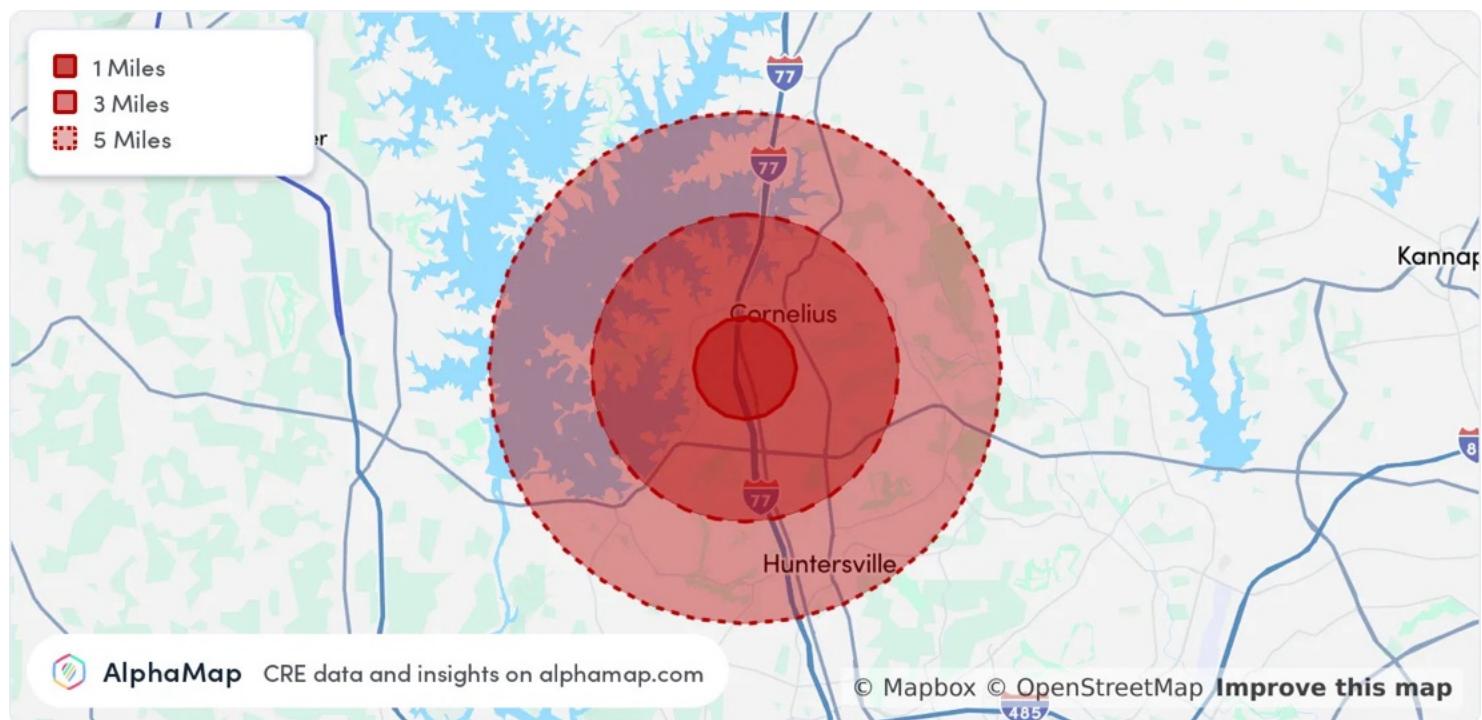
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## 18505 STATESVILLE ROAD, A03

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,963	55,203	99,090
Average Age	39	42	41
Average Age (Male)	37	40	40
Average Age (Female)	40	43	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,706	23,246	39,226
Persons per HH	2.4	2.4	2.5
Average HH Income	\$122,279	\$160,781	\$165,871
Average House Value	\$507,271	\$649,956	\$627,846
Per Capita Income	\$50,949	\$66,992	\$66,348

Map and demographics data derived from AlphaMap

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