



COMMERCIAL SPACE

**FOR SALE
OR LEASE**

18919 WEST CATAWBA AVENUE | CORNELIUS, NC

Versatile space comprised of a fully conditioned warehouse with a mezzanine level office available along a high traffic volume, commercial district in Cornelius.

SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com





PROPERTY INFORMATION

SF*

12,430 SF

FEATURES

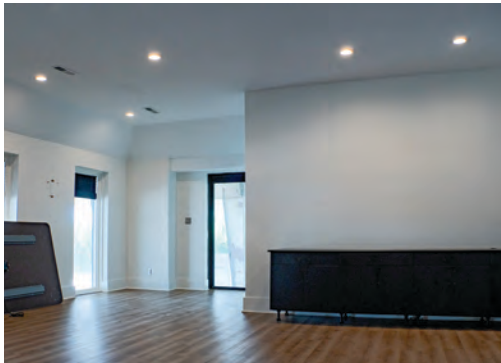
- Additional covered area fronts W. Catawba Ave
- Fully conditioned warehouse with mezzanine level office
- Located along a high traffic volume commercial district in Cornelius
- Zoned for Commercial Use
- Versatile and ready to occupy

LEASE RATE

\$25,000/Month, NNN

SALE PRICE

Contact broker for details



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MECA Commercial Real Estate

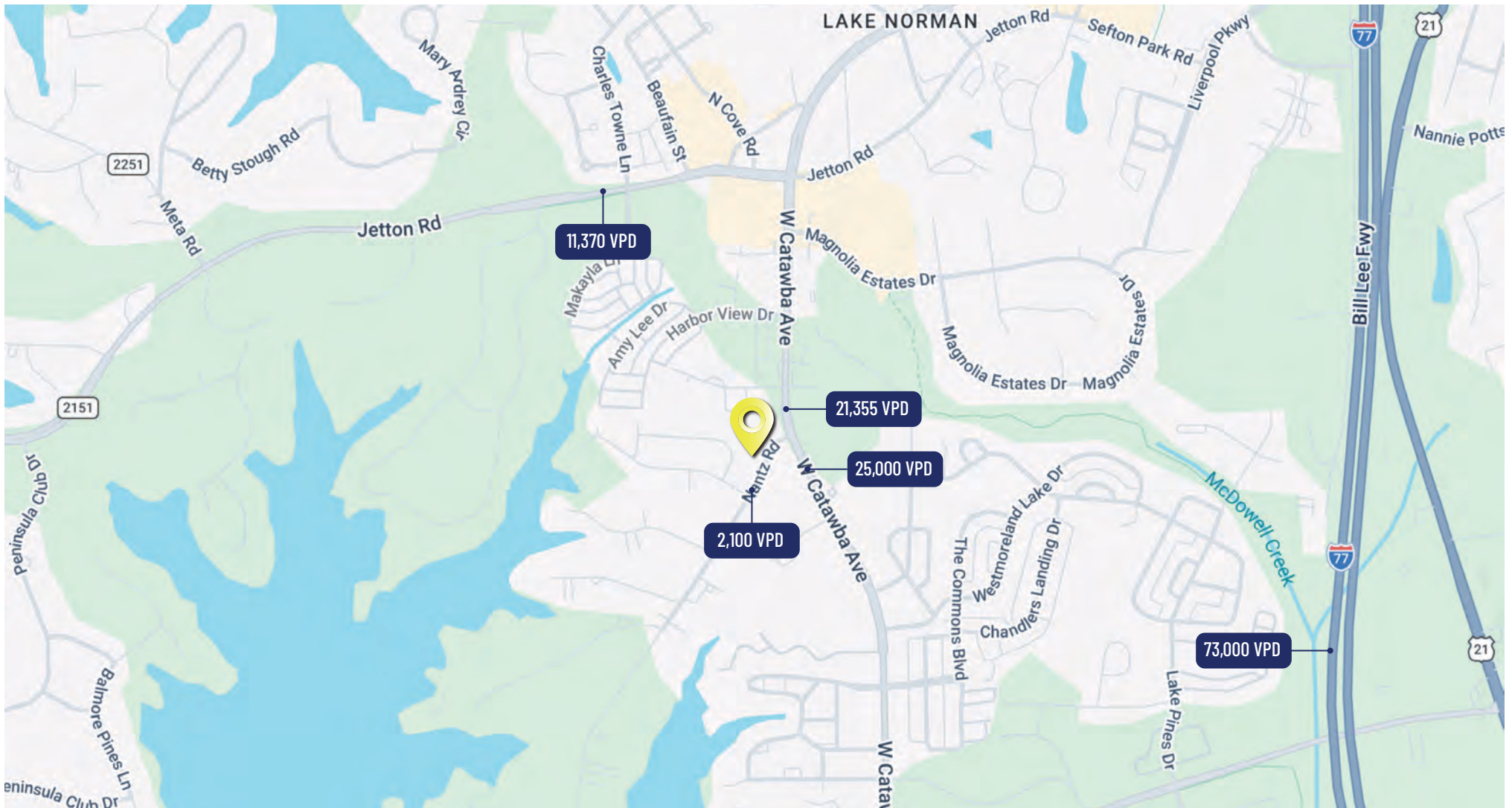
102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
COMMERCIAL REAL ESTATE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,100	42,911	92,021
Households	3,766	19,430	38,075
Families	2,291	11,970	25,600
Median Age	46.8	43	41.9
Average HH Size	2.15	2.21	2.36
Median HH Income	\$143,328	\$136,319	\$145,589
Average HH Income	\$209,933	\$198,653	\$204,757
Per Capita Income	\$97,075	\$88,080	\$84,916

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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.