

AVAILABLE FOR LEASE – EXECUTIVE SUITES

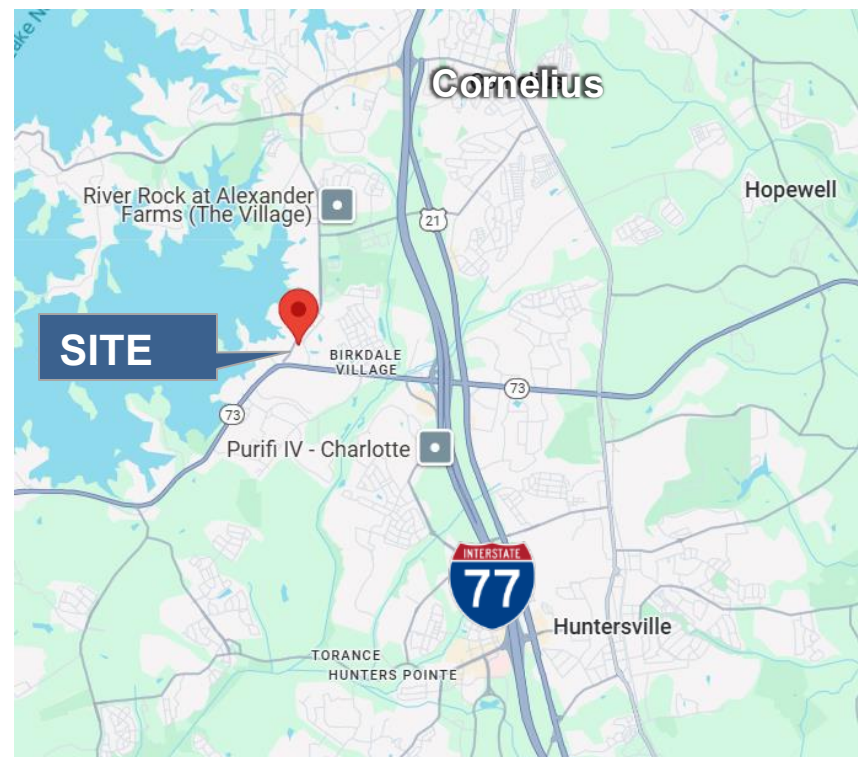
16930 W. Catawba Avenue Cornelius, NC 28031

- Single offices available
- Common conference room
- Ample parking
- Next to Kenton Place, close to Birkdale Village
- **Suite 110**, 144 SF – interior office

Price: \$600/month including utilities

- **Suite 201**, 165 SF – large, sun filled windows available 7/1/2026

Price: \$750/month including utilities



CONTACT

All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

Michelle Polito
cell 704-995-4885
michelle@knoxgroupinc.com

19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 **The Knox Group**
Commercial Real Estate

Conveniently located:

- 0.9 miles from Birkdale Village**
- 1.23 miles from I-77**
- 18.7 miles from Charlotte**
- 20.3 miles from Charlotte Douglas Airport**



Demographics

	1 mile	3 mile	5 mile
Population	5,360	34,848	74,731
Average Household Income	\$80,160	\$98,529	\$93,607

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SECOND FLOOR



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***New owner,
newly renovated.***



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