



CATAWBA CORNERS

20733 Catawba Avenue, Cornelius, NC 28031

- **3344 SF RETAIL / OFFICE/ MEDICAL**
- **Prime Single unit user location and property**
- **Located just east of exit (28) I-77 blocks from Downtown**
- **Excellent Demographics**
- **Building can be demised into three units**
- **Cold dark shell condition - ready for custom buildout**

CONTACT:

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PROPERTY SUMMARY

CATAWBA CORNERS

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Cornelius, NC 28031



Property Summary

| | |
|-----------------|-------------|
| For Sale | \$1,395,000 |
| Building Size | 3344 SF |
| Lot Size | .4 Acres |
| Number of units | 1-3 |

Property Location

Great medical or office location with high visibility Just east of exit (28) I-77, minutes from downtown Cornelius. Located on the north side of Catawba Ave at Ferry Street intersection.

Property Description

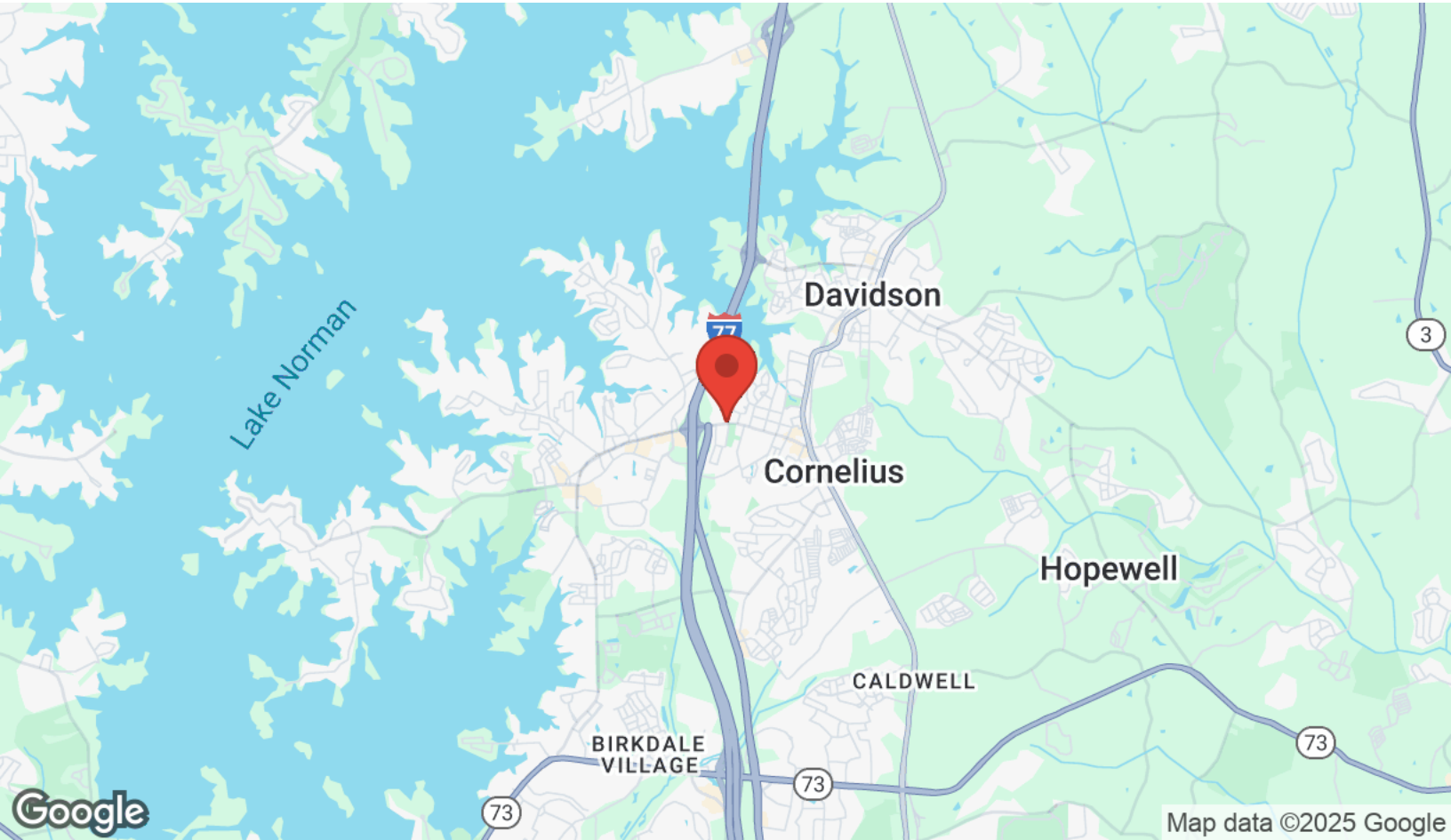
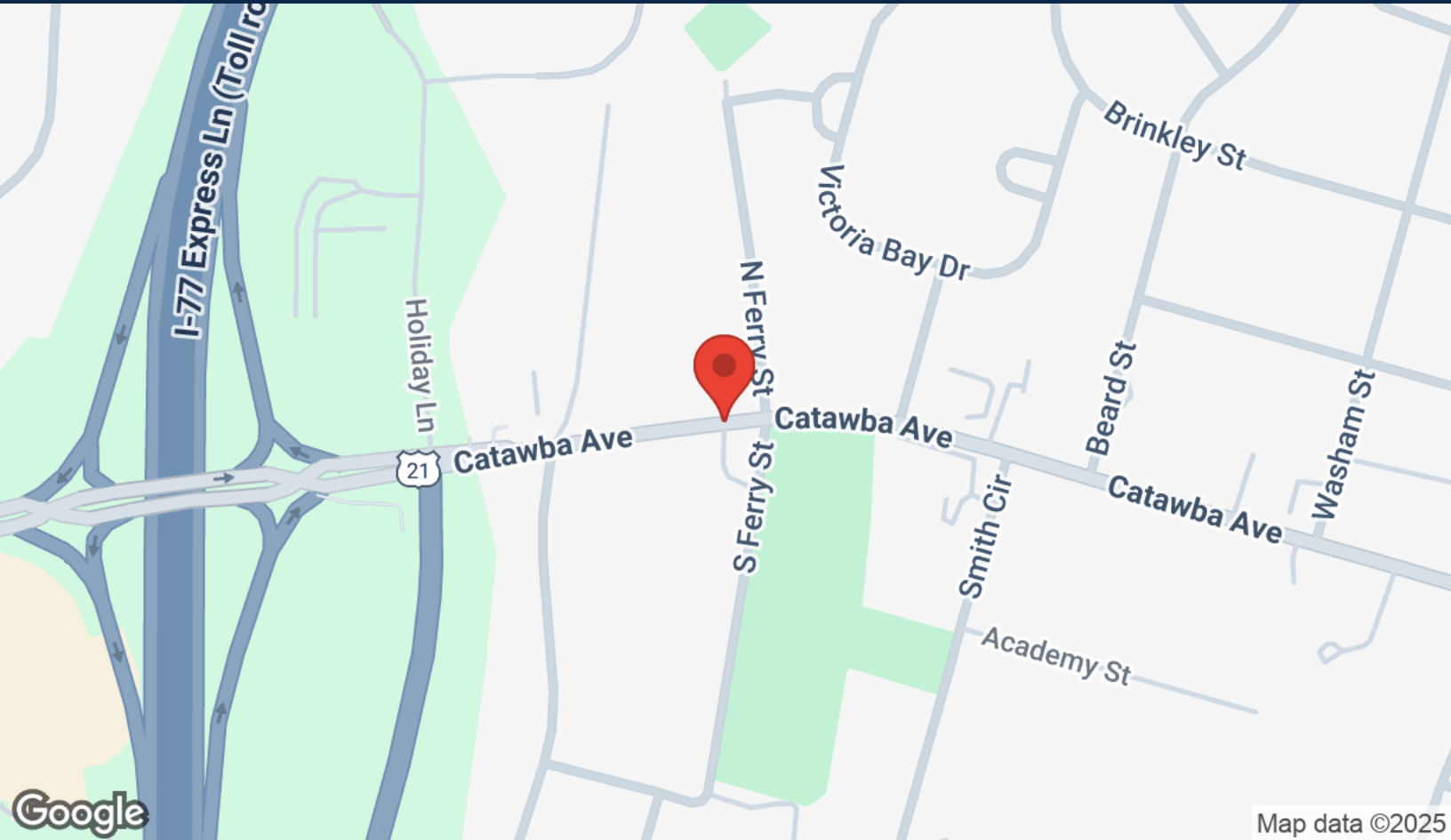
Currently in cold dark shell condition developer and complete buildout to your specifications for an additional cost. Building front Catawba Ave and parking is in the rear.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

LOCATION MAPS

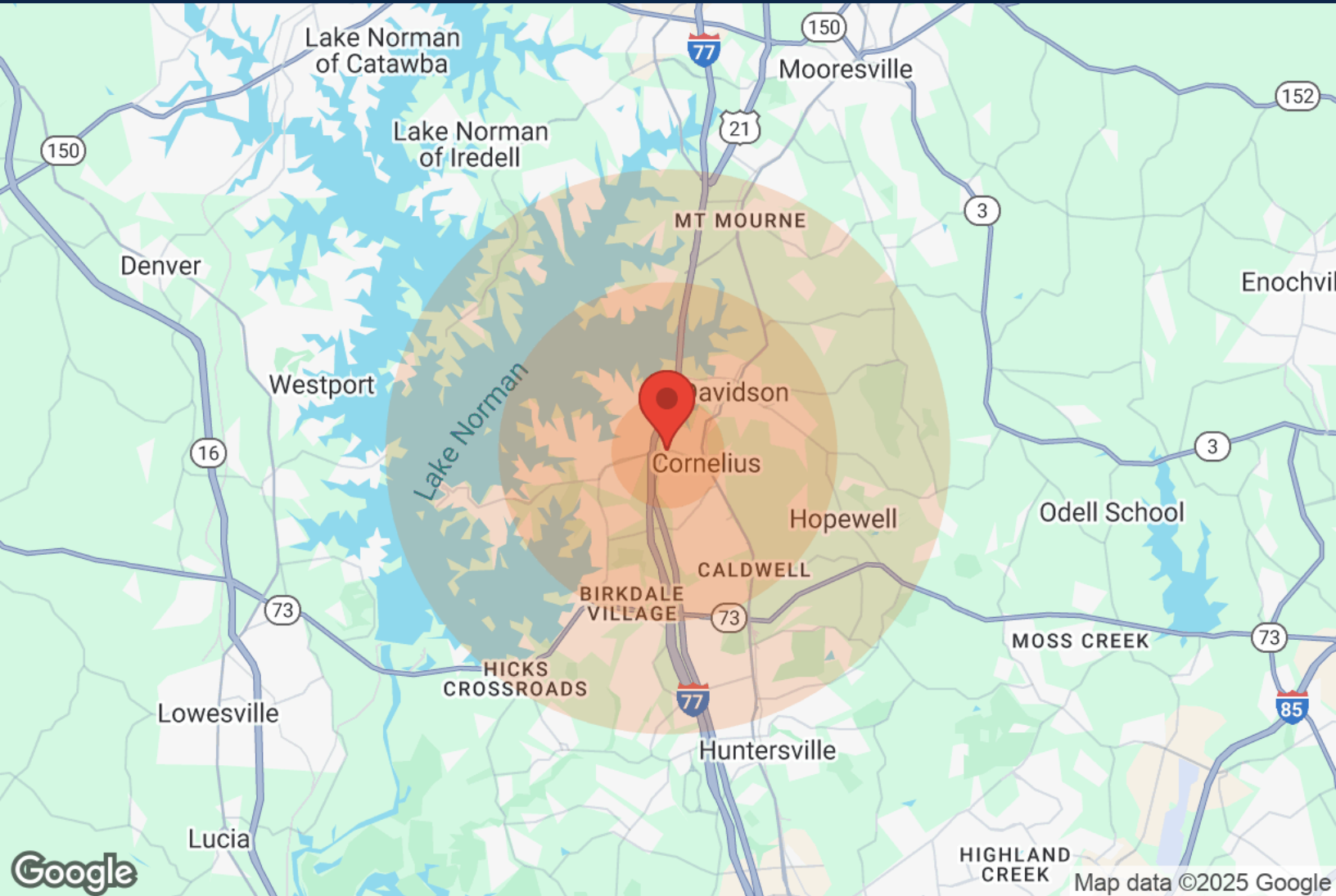
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DEMOGRAPHICS

CATAWBA CORNERS

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| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 3,887 | 17,693 | 39,901 |
| Female | 4,151 | 18,977 | 41,867 |
| Total Population | 8,038 | 36,670 | 81,768 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 1,621 | 6,822 | 16,866 |
| Ages 15-24 | 888 | 4,305 | 11,300 |
| Ages 25-54 | 3,297 | 14,925 | 30,754 |
| Ages 55-64 | 1,079 | 5,192 | 11,077 |
| Ages 65+ | 1,153 | 5,426 | 11,771 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 6,598 | 32,828 | 74,607 |
| Black | 698 | 2,148 | 3,827 |
| Am In/AK Nat | 3 | 22 | 69 |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | 825 | 1,963 | 3,911 |
| Multi-Racial | 1,068 | 2,398 | 4,312 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$61,823 | \$74,647 | \$81,569 |
| < \$15,000 | 332 | 1,227 | 1,797 |
| \$15,000-\$24,999 | 256 | 804 | 1,425 |
| \$25,000-\$34,999 | 341 | 1,152 | 1,989 |
| \$35,000-\$49,999 | 664 | 2,110 | 3,488 |
| \$50,000-\$74,999 | 808 | 2,822 | 5,421 |
| \$75,000-\$99,999 | 578 | 2,443 | 4,372 |
| \$100,000-\$149,999 | 482 | 2,843 | 6,317 |
| \$150,000-\$199,999 | 98 | 934 | 3,127 |
| > \$200,000 | 97 | 1,102 | 3,726 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 3,970 | 17,193 | 35,101 |
| Occupied | 3,632 | 15,362 | 31,750 |
| Owner Occupied | 1,773 | 9,748 | 23,465 |
| Renter Occupied | 1,859 | 5,614 | 8,285 |
| Vacant | 338 | 1,831 | 3,351 |