

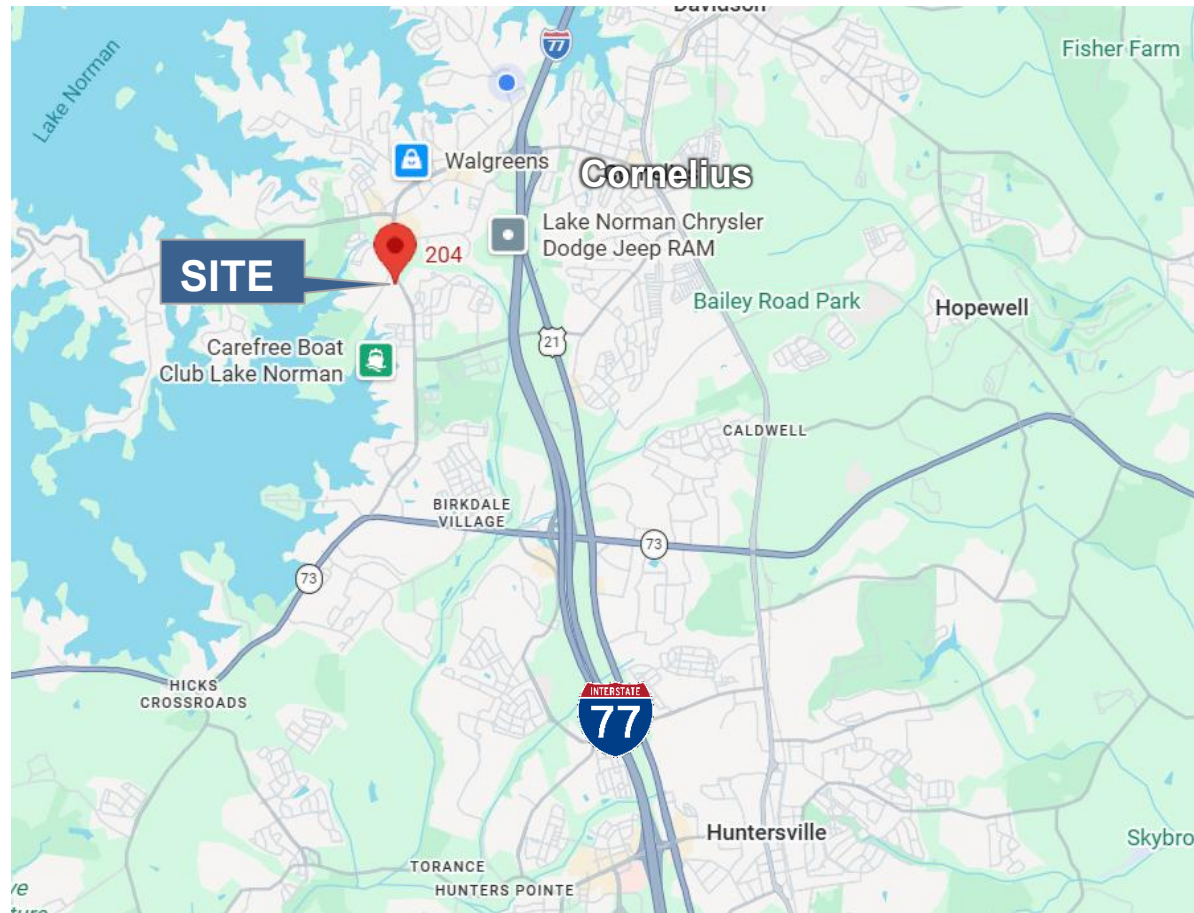
AVAILABLE FOR LEASE

**18809 West Catawba Ave
Suite 204
Cornelius, NC 28031**

1,440 +/- RSF

- 6 offices with one office large enough to be a conference room
- Reception area
- Elevator
- LVP flooring
- Available immediately
- Utilities not included

LEASE PRICE: \$ 26 / RSF



CONTACT

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

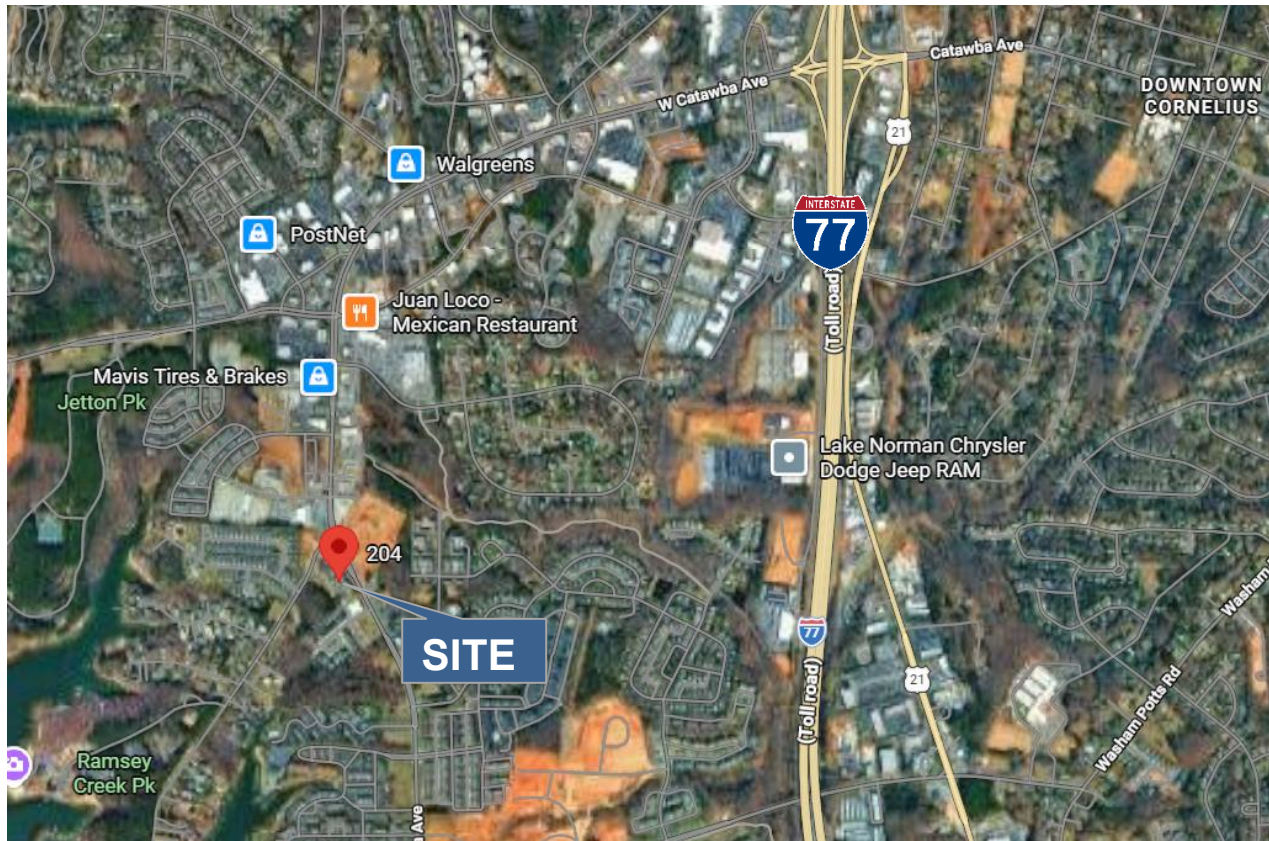
19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911



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.

Conveniently located:

- 1.0 miles from Jetton Park*
- 1.2 miles from I-77*
- 2.4 miles from Downtown Cornelius*
- 2.9 miles from Birkdale Village*



Demographics	1 mile	3 mile	5 mile
Population	4,488	32,614	64,685
Average Household Income	\$111,415	\$95,335	\$98,083

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