

18047 W CATAWBA AVE, CORNELIUS, NC 28031

OFFICE SPACE FOR LEASE



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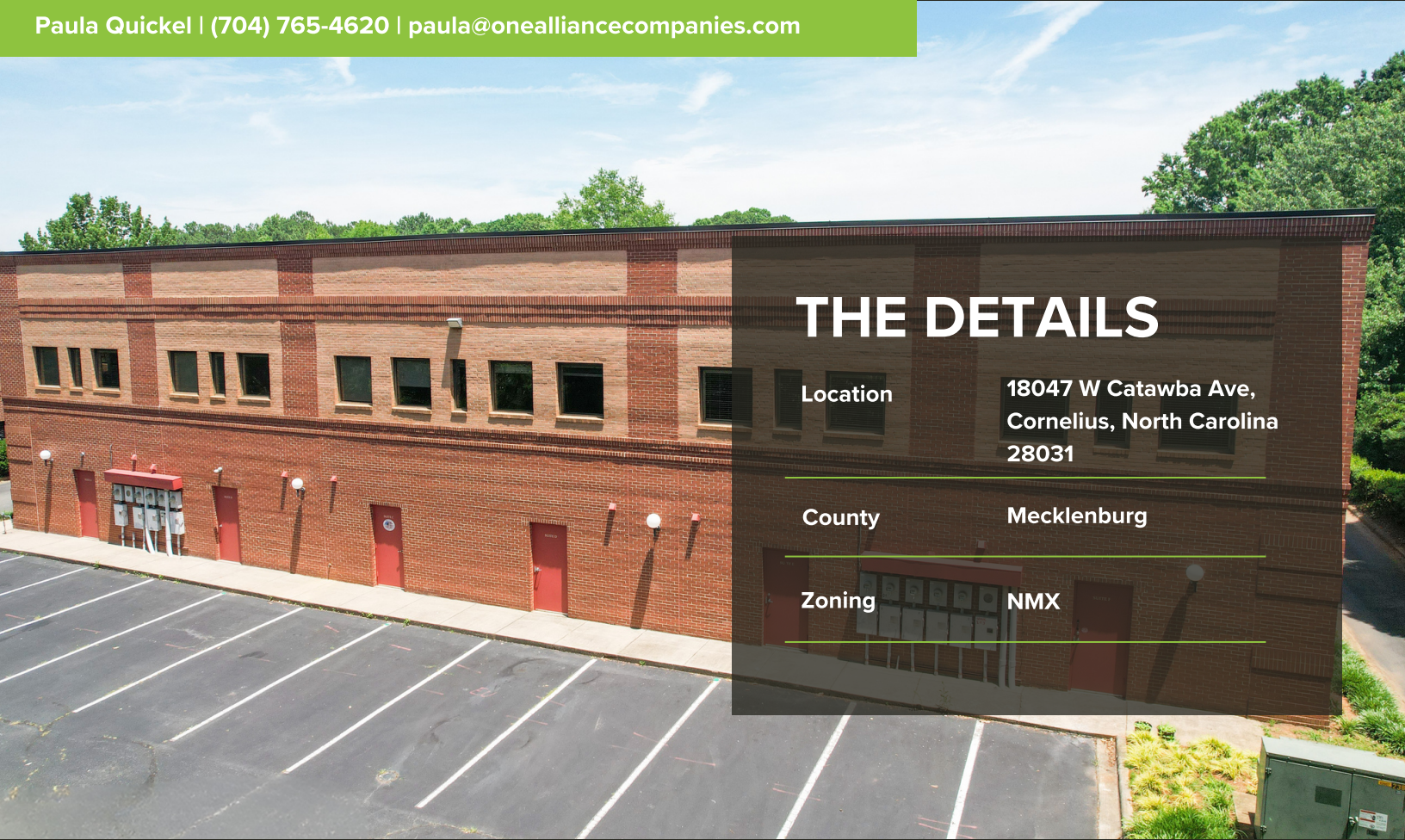
ABOUT THE PROPERTY

OFFICE SPACE FOR LEASE

- A Mixed use environment- Retail & Office
- Minutes from shopping and restaurants
- Move-in ready office suites with updated common areas
- Highly desirable location
- Office opportunities available within the center
- Close to I 77 & Hwy 73



OFFICE SPACE FOR LEASE



THE DETAILS

Location	18047 W Catawba Ave, Cornelius, North Carolina 28031
County	Mecklenburg
Zoning	NMX

AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type	Notes
202	1,041 SF	2nd Floor	\$19.15/SF	N (\$1.15/SF RE Taxes)	Rent/Month \$1,661.26





ABOUT THE AREA

CORNELIUS, NC

Cornelius, North Carolina is a vibrant lakeside town located in northern Mecklenburg County, just 20 miles north of Charlotte. As part of the Charlotte metropolitan area, it offers a desirable suburban lifestyle with close proximity to urban amenities. Its position along the eastern shore of Lake Norman makes it especially popular for those seeking scenic beauty, a strong sense of community, and access to the water.

The town is known for its direct access to Lake Norman, the largest man-made lake in North Carolina, featuring over 500 miles of shoreline. This makes Cornelius a hub for boating, paddleboarding, kayaking, fishing, and other recreational lake activities. Parks like Jetton Park and Ramsey Creek Park provide public lake access, walking trails, and beaches, while local marinas and yacht clubs support an active lakefront lifestyle.

The local economy is steadily growing, with increasing development in retail, dining, and office space. Its location near I-77 allows for an easy commute to Charlotte and access to Charlotte Douglas International Airport within 30 minutes. Mixed-use developments, waterfront dining, and boutique shopping provide a small-town feel with modern conveniences.

Cornelius also has a thriving arts and cultural scene, supported by venues like the Cornelius Arts Center and several community programs. With walkable neighborhoods, waterfront trails, and a variety of entertainment options, Cornelius continues to attract both new residents and visitors looking for a balanced, active lifestyle on the lake.

