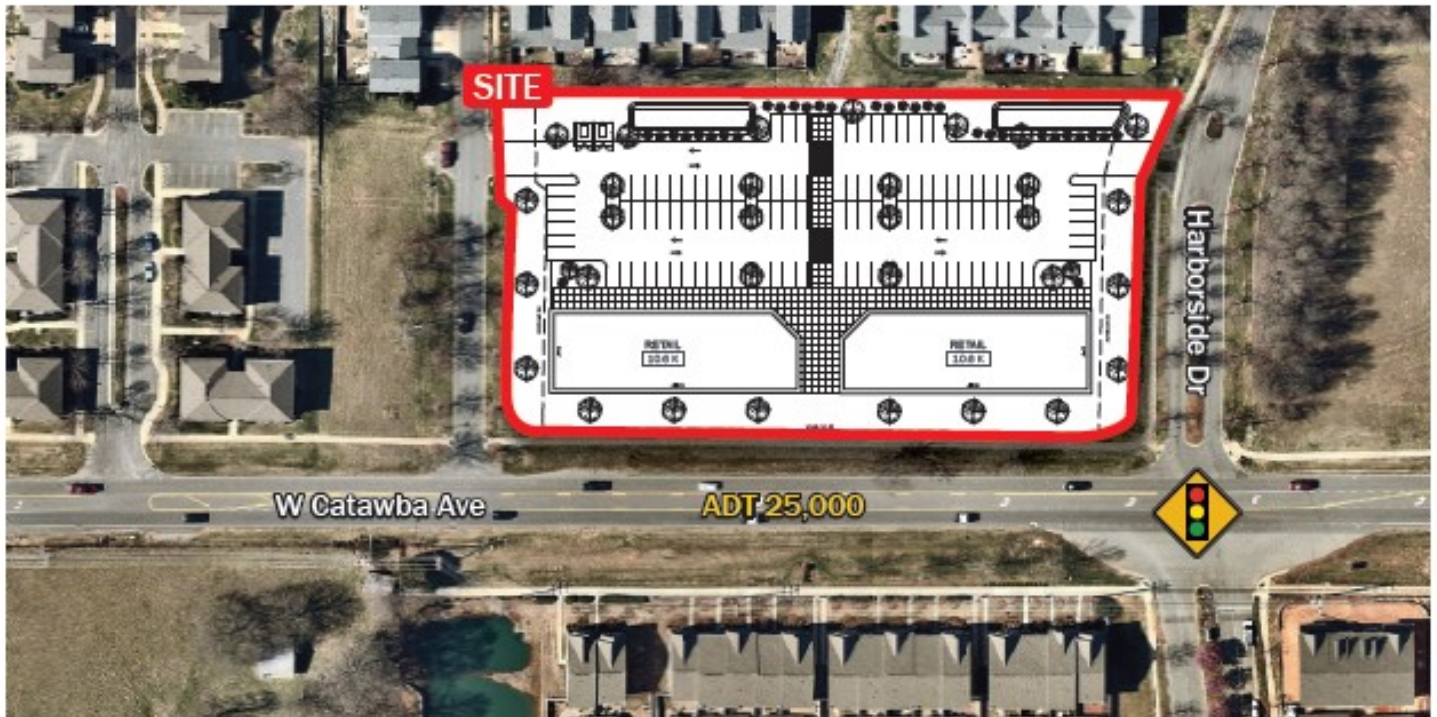


**Retail/Office/Mixed-Use**



**▶ Harborside Shops**

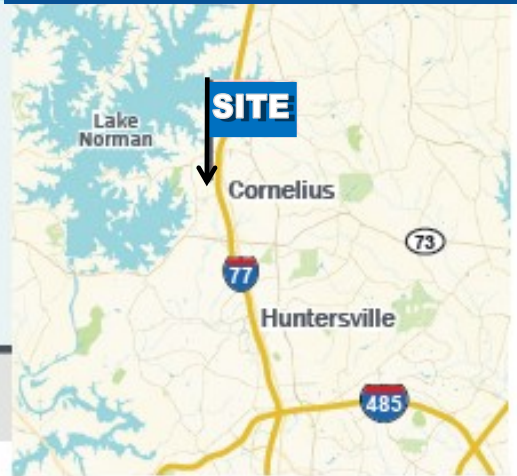
W Catawba Ave & Harborside Dr Cornelius, NC 28031



**Retail Space & Outparcels**

**For Sale**

- New 21,500 SF retail shops at signalized corner
- Excellent access to entire trade area via Catawba Ave and Westmoreland Rd
- Minutes from I-77
- Cornelius was recently ranked the #4 best lake town in the US by MSN
- Shops will be highly visible from Catawba Ave



**Pricing** Call broker for pricing

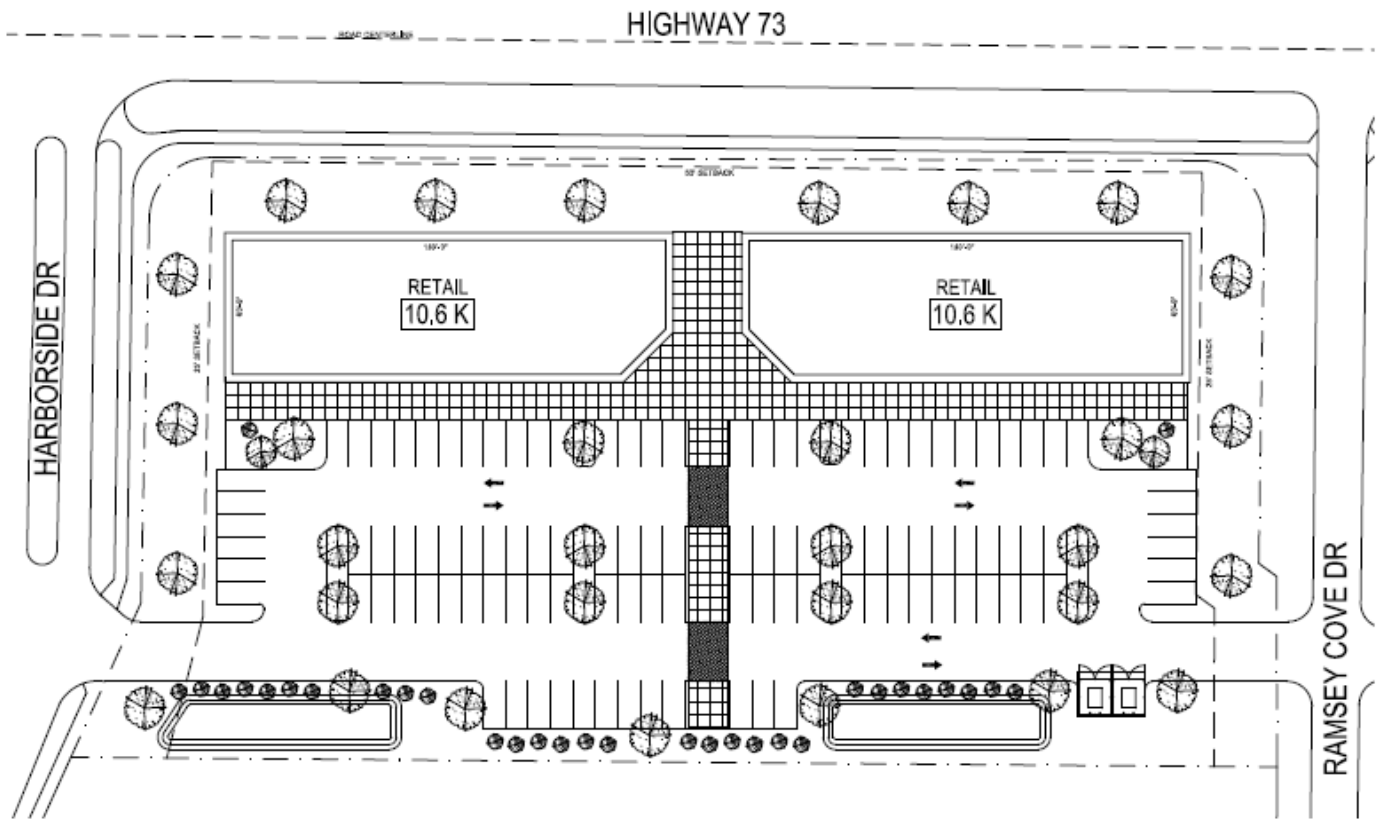
Demographics	1 mile	3 mile	5 mile
2017 Population	6,724	46,682	92,321
2017 Daytime Population	9,089	72,739	138,388
2017 Avg. HH Income	\$104,364	\$119,128	\$121,573

Traffic Count	ADT
W Catawba Ave	25,000 (2016)



# Site Plan

Harborside Shops  
W Catawba Ave & Harborside Dr Cornelius, NC 28031



# Residential Activity

Harborside Shops  
W Catawba Ave & Harborside Dr Cornelius, NC 28031



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High density growth in the trade area totaling over 9,600 housing units existing and under development.



# Retail/Office/Mixed-Use

Harborside Shops  
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