

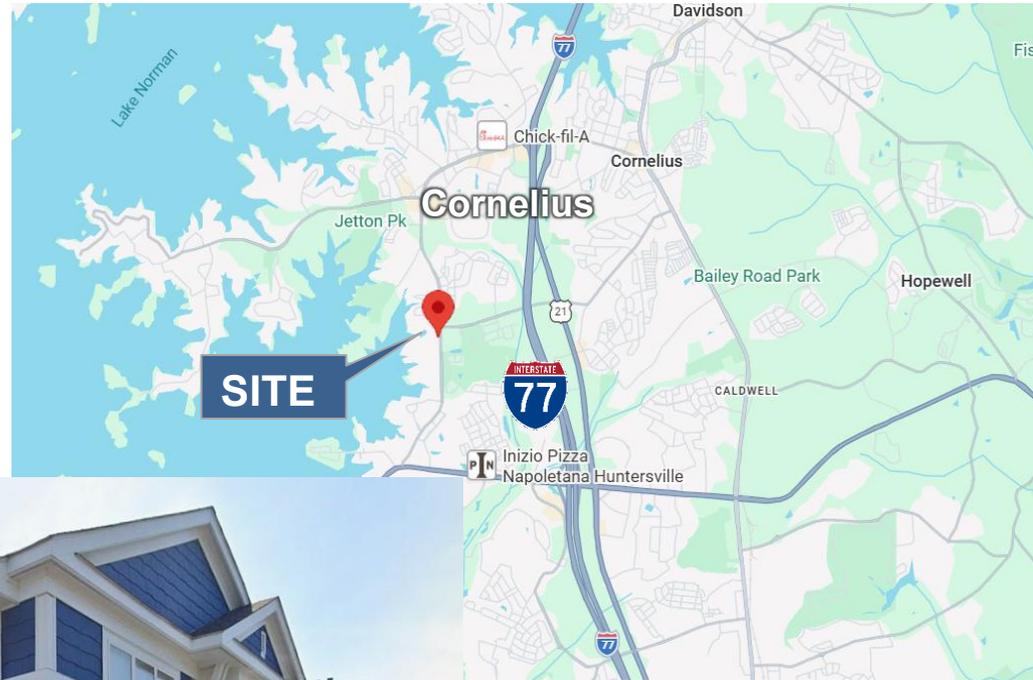
# AVAILABLE FOR LEASE

**18131 West Catawba Ave  
Cornelius, NC 28031**

**1,233 +/- SF**

- 2<sup>nd</sup> Floor
- Elevator
- 6 offices
- Kitchenette
- Restrooms
- Building signage

**LEASE PRICE: \$24.00/SF  
Modified Gross**



## 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:

- 0.2 miles from Westmoreland Park
- 1.6 miles from I-77
- 1.8 miles from Aldi
- 2.9 miles from Downtown Cornelius



### Demographics

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

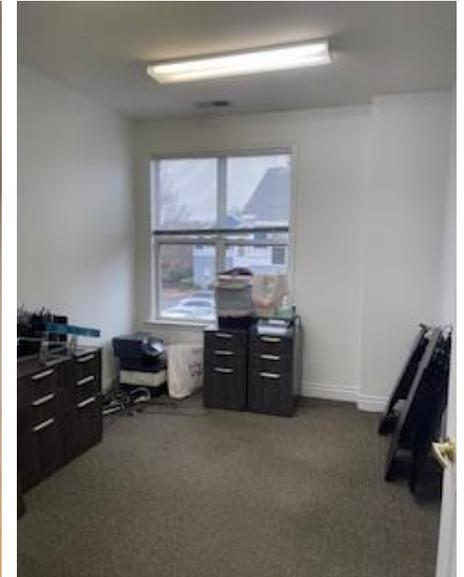
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