



Colliers

Parking  
Easement

7,000 SF  
Building

Old Jetton Road

12,000 VPD

Old Jetton Road

29,000 VPD

W. Catawba Avenue

W. Catawba Avenue

# For Sale or Build to Suit

## 1945 Old Jetton Road | Cornelius, NC 28031

### Fully Entitles Parcel up to 7,000 SF Building

Property for sale or BTS for up to 7,000 SF building, including drive-through if wanted, for retail, office, or medical. The Property is fully entitled and includes cross-easement parking on existing parking lot. Property is in front of Harris Teeter shopping center, medical park, numerous restaurants and across from a Publix anchored center. Old Jetton Road connects to Jetton Road which leads to The Peninsula Club and subdivision.

- › Up To ±7,000 SF Building
- › Great Visibility on W. Catawba Avenue & Old Jetton Road
- › Property comes with Existing Parking Lot
- › ±0.4 Total Acres
- › W. Catawba Traffic Count: 29,000 VPD
- › Parcel ID: 00110168
- › 35+ Parking Spaces
- › Old Jetton Road Traffic Count: 12,000 VPD
- › Cross Easement Parking
- › Fully Entitled Parcel
- › Contact Broker for Pricing
- › Drive Thru Permitted
- › Zoned Village Commercial

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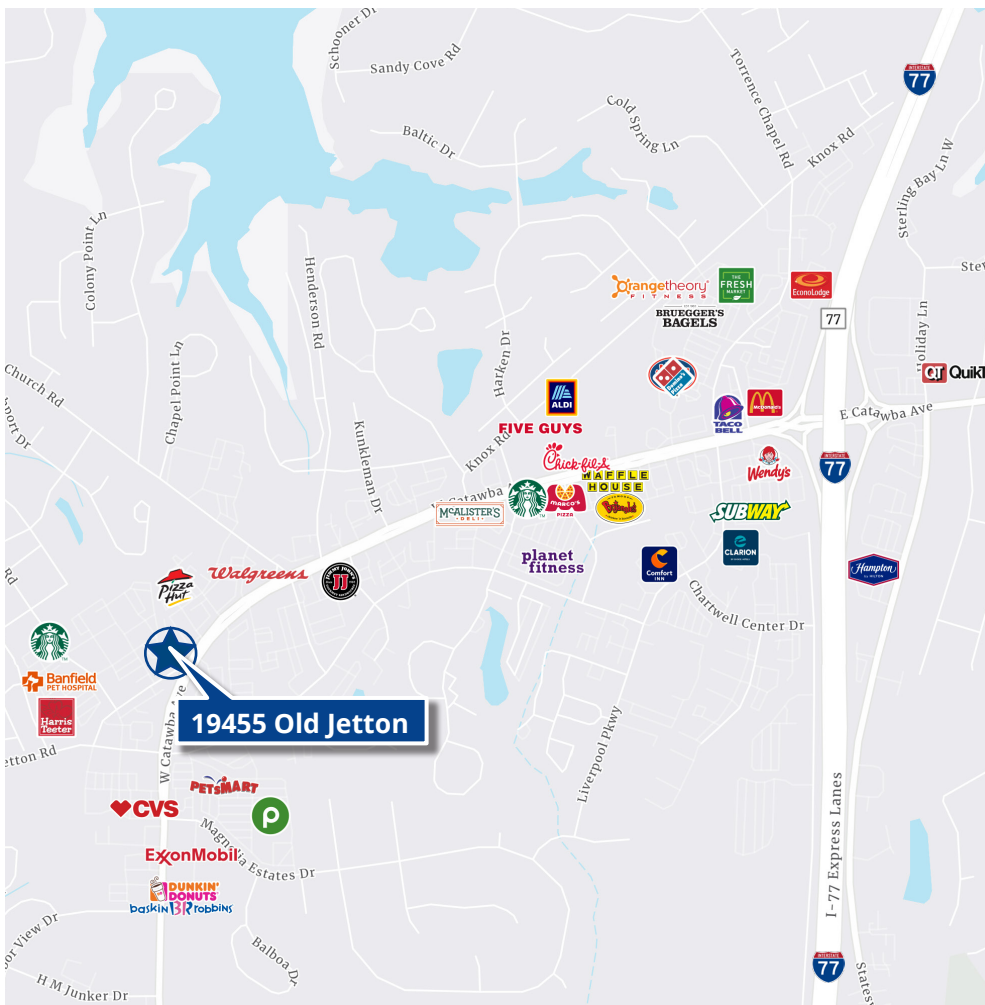
Accelerating success.



# For Lease

## Demographics

	1 Mile	3 Mile	5 Mile
Population	6,872	41,006	86,236
Total Households	2,979	18,175	34,784
Average Household Income	\$165,301	\$156,999	\$164,739
Daytime Population	9,995	51,875	91,806
Total Businesses	791	3,131	4,264
Total Employees	5,648	27,539	37,447



### Contact us:

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