

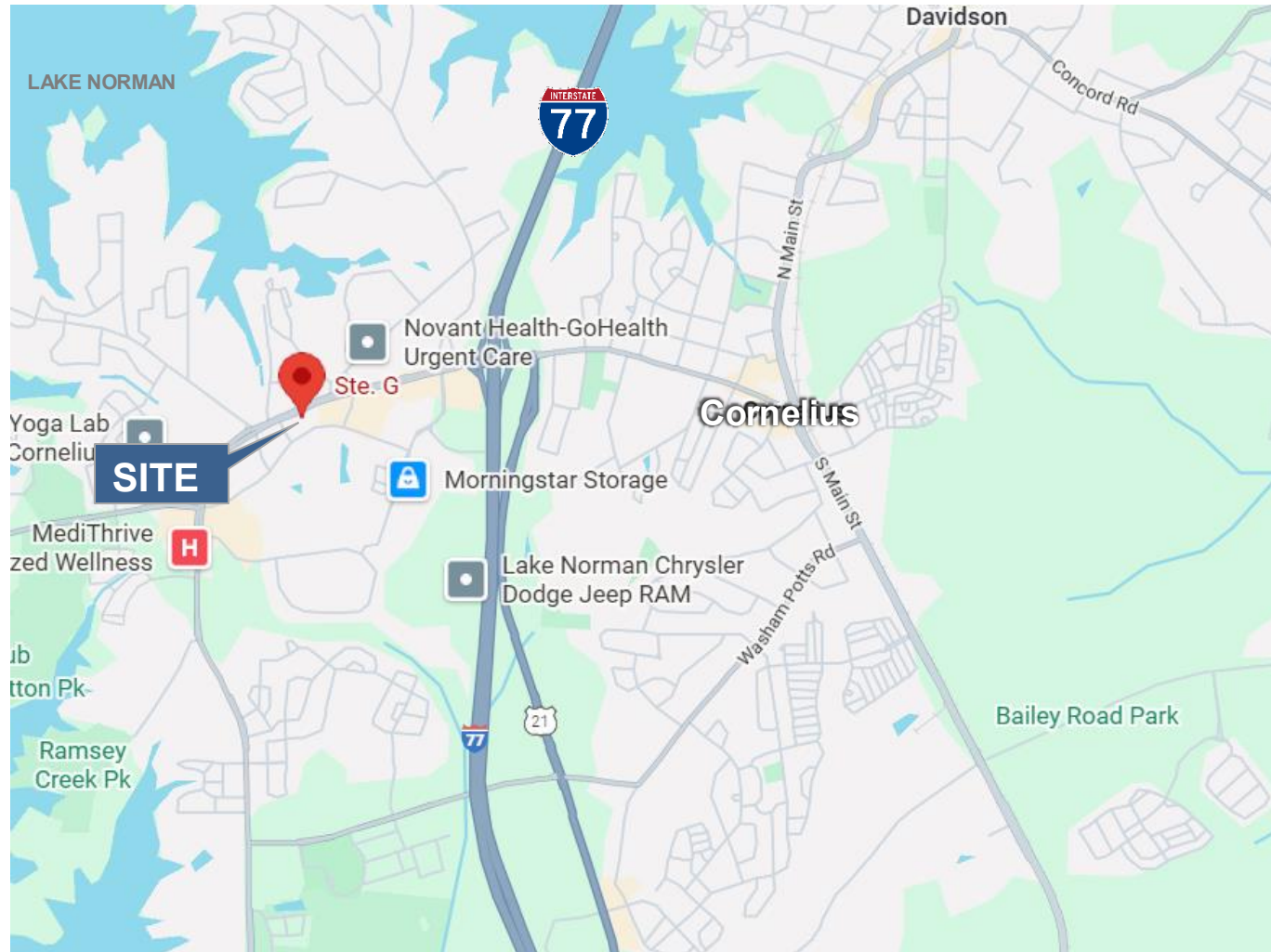
AVAILABLE FOR LEASE

**19824 W Catawba Ave
Suite G
Cornelius, NC 28031**

1,600 +/- RSF

- Large reception area
- 5 total offices
- 4 offices have a wall of windows
- 1 office can be used as boardroom or back office
- Space was recently renovated
- Elevator
- Updated common areas and bathrooms
- Tons of natural light
- Prominent West Catawba Ave signage opportunity
- Close proximity to I-77

**LEASE PRICE: \$25.00/SF NNN
\$6.84 TICAM**



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.

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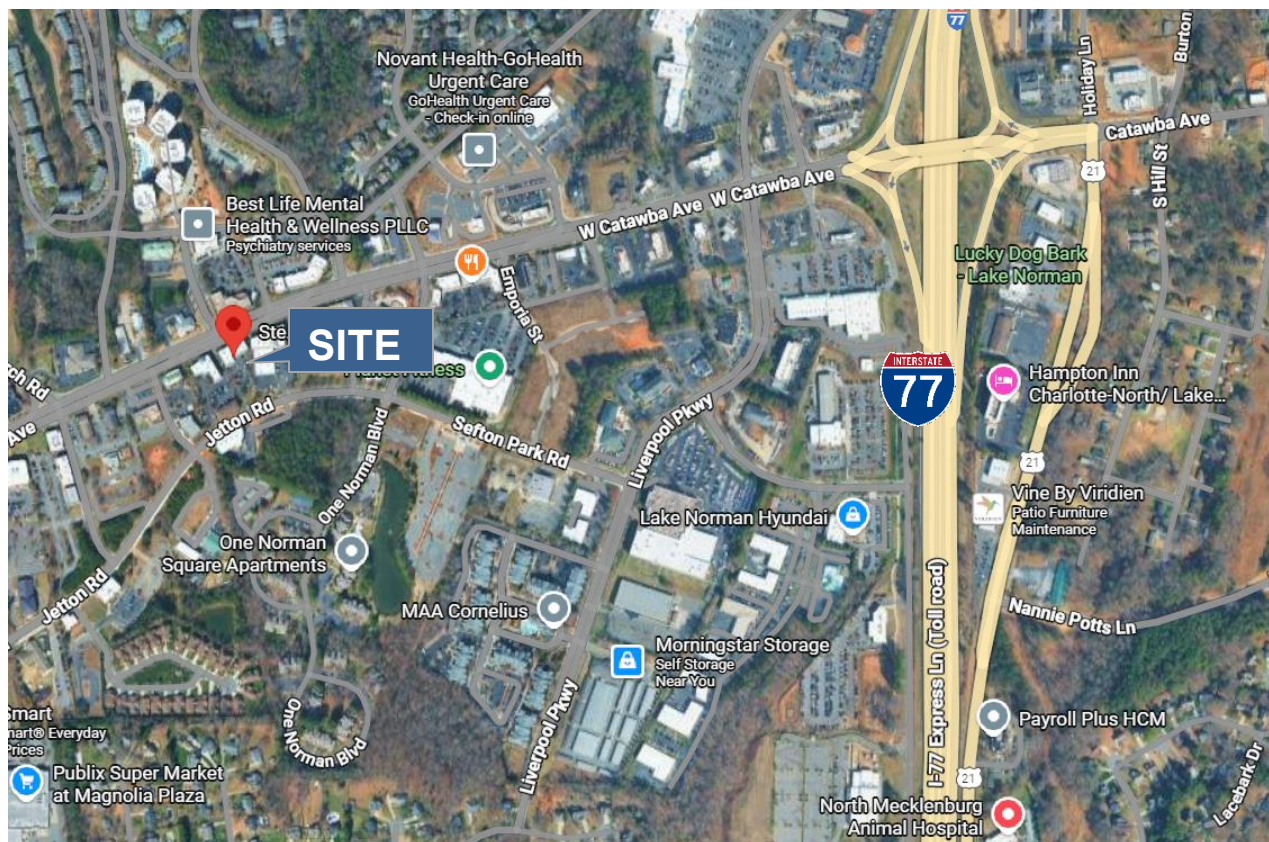
Conveniently located:

0.6 miles from I-77

0,6 miles from Morningstar Storage

0.6 miles from Publix

3.7 miles from Birkdale Village



Demographics

	1 mile	3 mile	5 mile
Population	4,533	30,504	61,219
Average Household Income	\$107,812	\$96,680	\$97,309

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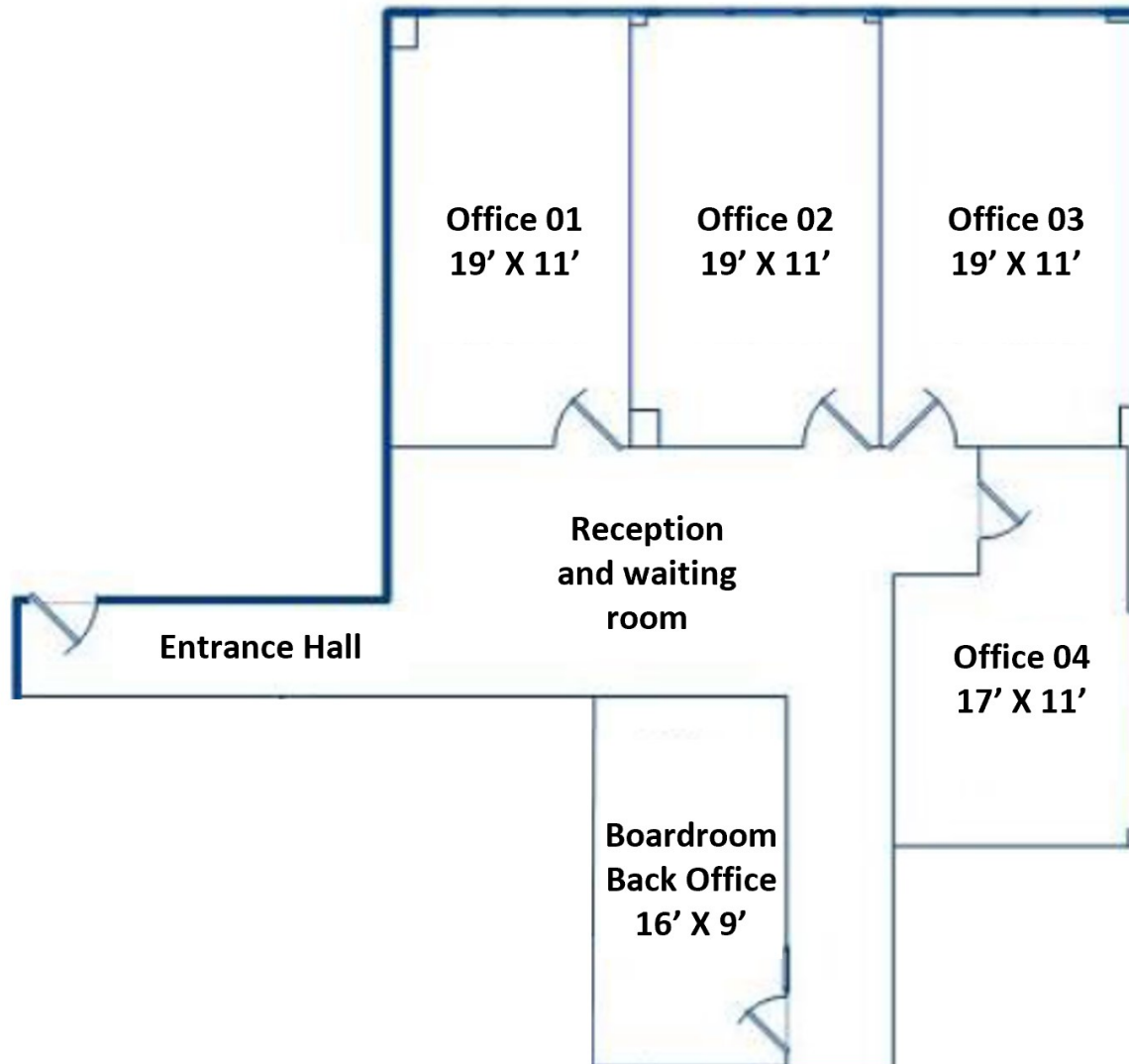
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FLOOR PLAN



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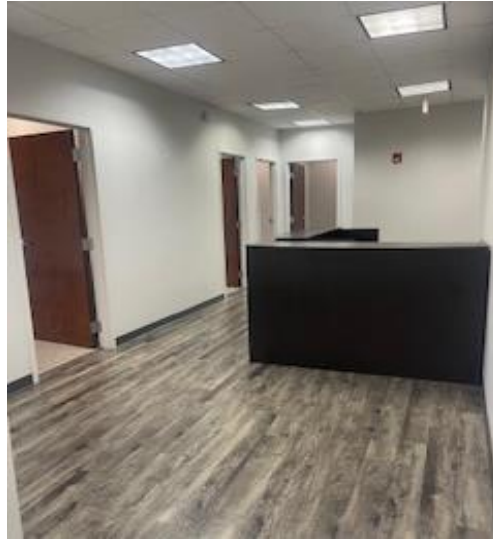
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PHOTOS



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