



For Lease - 9,600 SF

- Pad opportunity available for lease, BTS, or GL
- New development opportunity along W. Catawba Ave (27,000)
- Site benefits from road improvements and a planned signal at the W. Catawba Ave/Nantz Rd intersection
- Nantz Rd is planned to extend to Magnolia Estates Dr and will enable connectivity to the surrounding neighborhoods and Westmoreland Rd
- Site is strategically situated for future commercial growth in Cornelius, NC

2017 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	6,956	47,928	93,617
Avg HH Income	\$122,671	\$118,278	\$123,874

Robey Spratt
704.697.1901
broker@atlanticretail.com

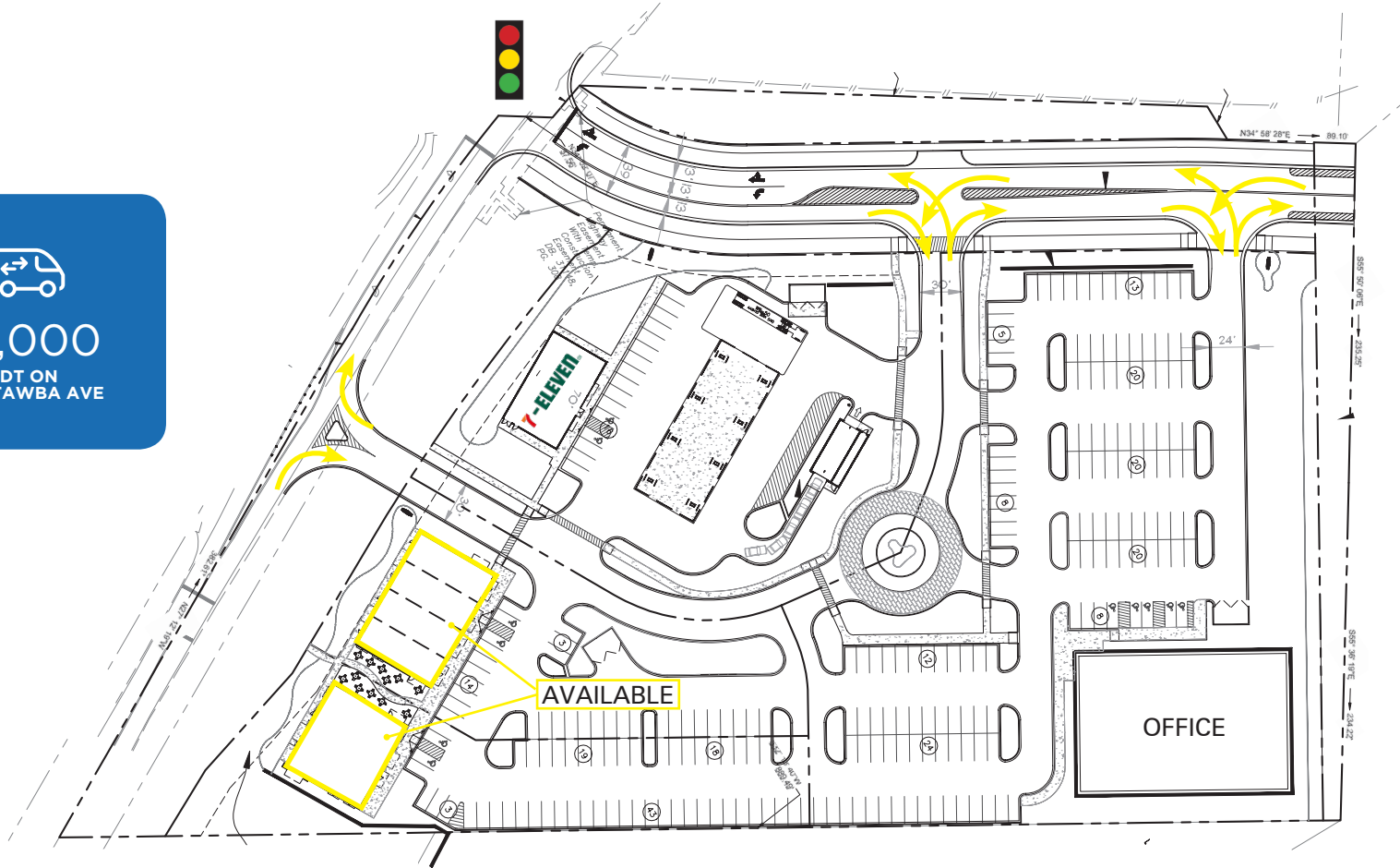
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\$118,278
AVG HH INCOME
IN 3 MILE RADIUS



27,000
ADT ON
W CATAWBA AVE



CORNELIUS, NC

W. Catawba Ave & Nantz Rd

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OFFICE

7-ELEVEN



CORNELIUS, NC

W. Catawba Ave & Nantz Rd

SITE PLAN

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CORNELIUS, NC

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SITE AERIAL

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