

Multiple Outparcels & Shop Space Available

- 2 Outparcels available at main entrances to Alexander Farms & 4 grocery anchored shop buildings available for lease
- Site is strategically located to benefit from the changing traffic patterns in Cornelius
- Cornelius & Lake Norman has experienced over 1M SF of light industrial & office growth resulting in over 1,000 jobs & an investment of \$200M in the area over the last year
- Ideally situated in one of the most affluent trade areas in the Charlotte MSA

2019 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Population	49,291	97,387	136,634
Med HH Income	\$89,952	\$90,887	\$90,273



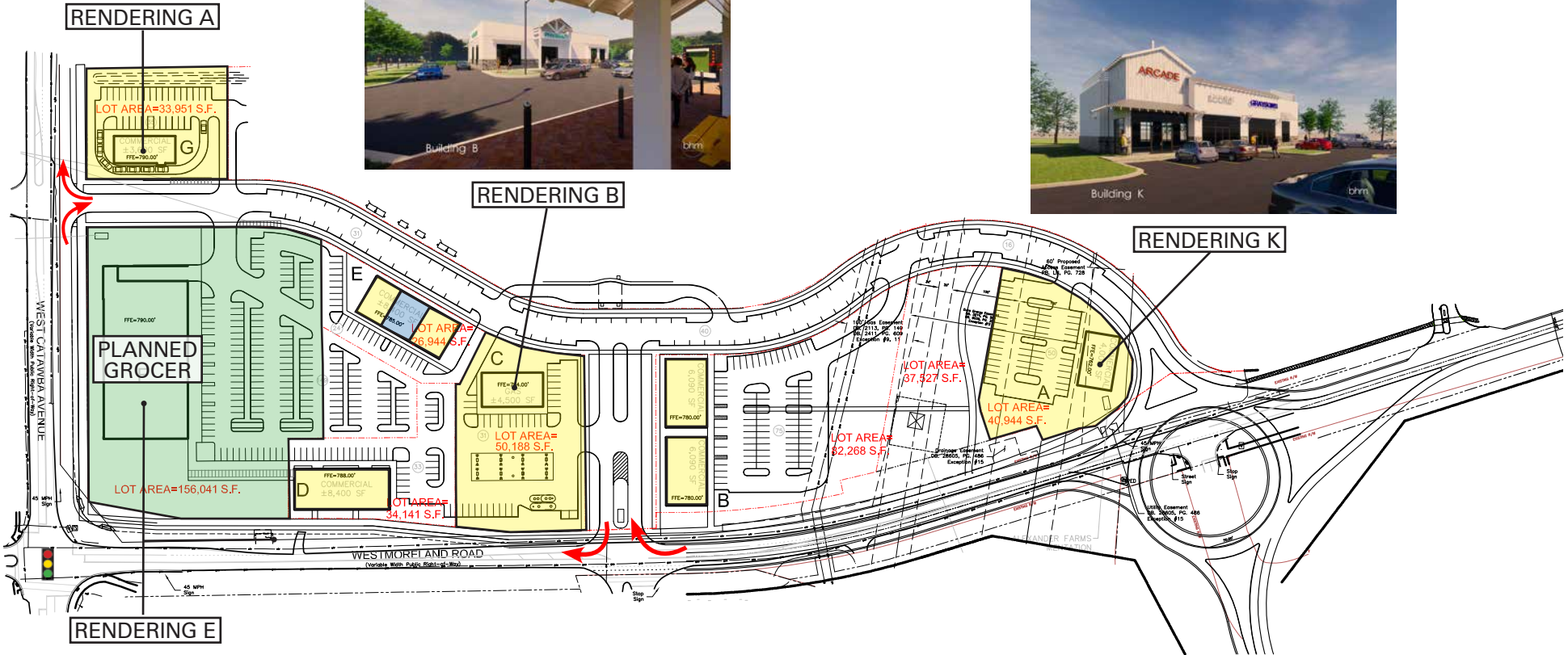
Morningstar
Marinas

Robey Spratt

704.697.1901
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Ross Waters

561.531.0917
rwaters@atlanticretail.com



- = AVAILABLE
- = UNDER CONTRACT
- = SIGNED LOI

PARCEL	AVAILABLE SPACE
Outparcel A	.94 Acres
Outparcel C	1.15 Acres
Outparcel G	.78 Acres
Shops B	12,000 SF
Shops D	8,400 SF
Shops E	6,000 SF



CORNELIUS, NC

Westmoreland Rd & W. Catawba Ave

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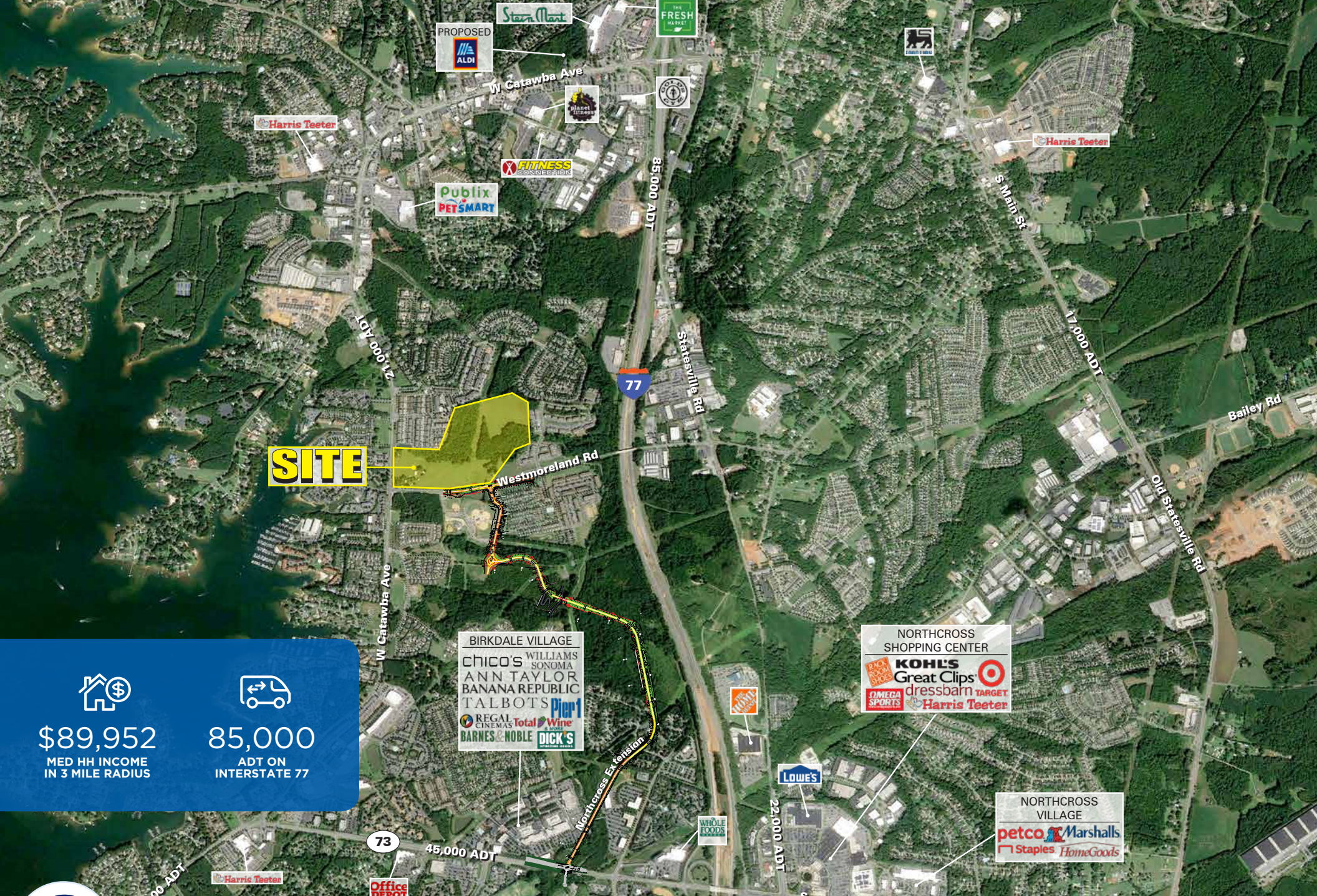
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ATLANTICRETAIL.COM

SITE PLAN



SITE



\$89,952 **85,000**
 MED HH INCOME ADT ON
 IN 3 MILE RADIUS INTERSTATE 77

BIRKDALE VILLAGE
 CHICO'S WILLIAMS SONOMA
 ANN TAYLOR
 BANANA REPUBLIC
 TALBOTS Pier 1
 REGAL CINEMAS Total Wine
 BARNES & NOBLE DICK'S

NORTHCROSS SHOPPING CENTER
 Kohl's Great Clips Target
 dressbarn Harris Teeter

NORTHCROSS VILLAGE
 petco Marshalls
 Staples HomeGoods



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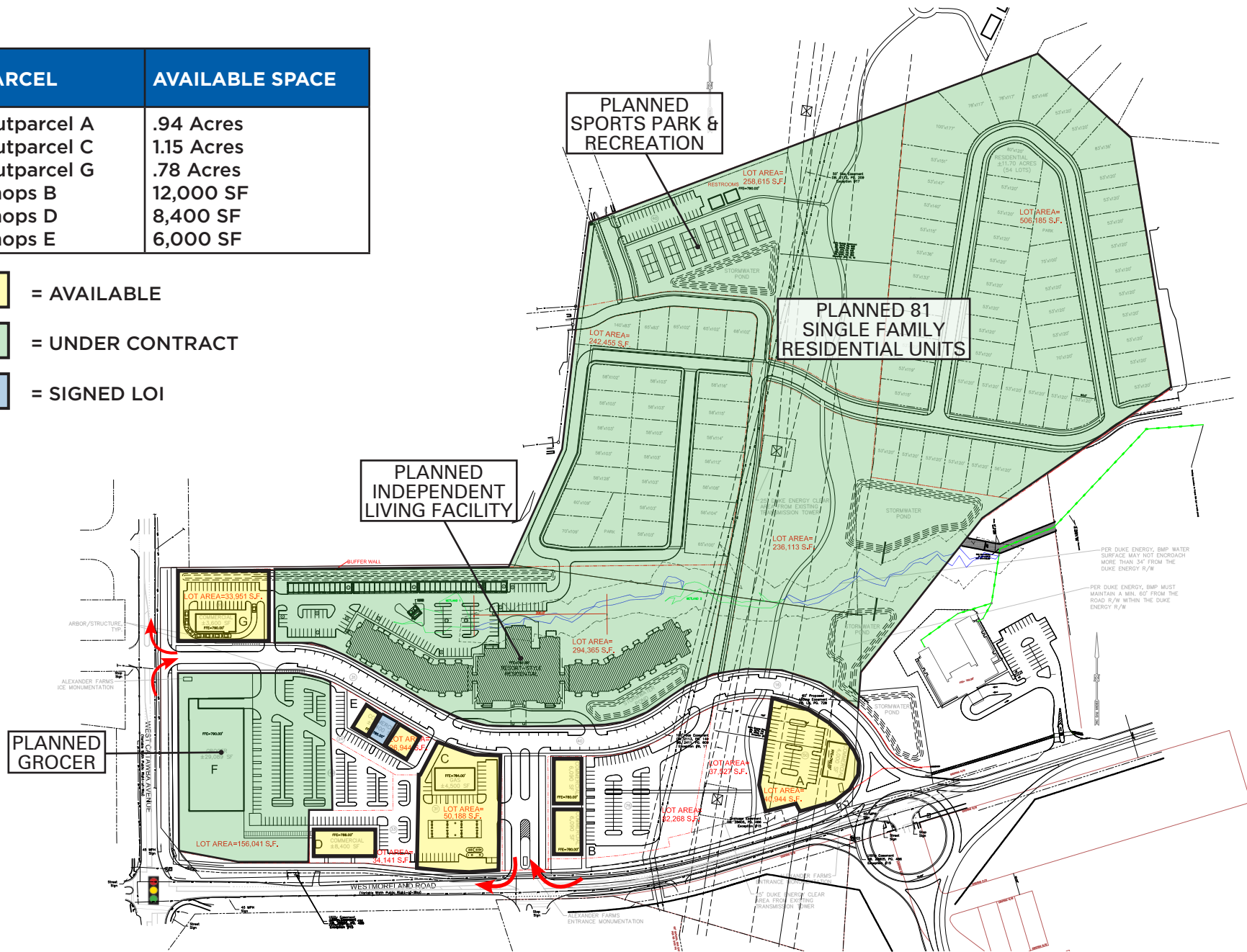
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