

# Catawba Avenue Retail

21304 CATAWBA AVENUE, CORNELIUS, NC 28031



**Retail**

**FOR**

| Lease

**SIZE**

| 3,000 SF

**PRICE**

| Call for pricing



## Overview

±3,000 SF available in downtown Cornelius, in the heart of the Arts District

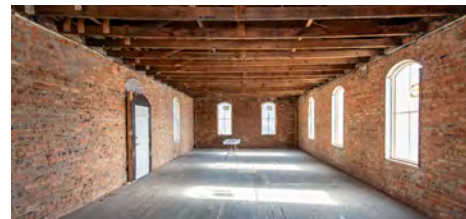
This historic building, built in the late 1800's, has recently been brought back to its original design- features 3 floors with the opportunity for a rooftop patio

Ideal space for chef driven restaurants or creative retail

Adjacent to the Cain Center for the Arts (opened in 2023), a 400 seat theater featuring an outdoor plaza

Nearby developments include Mill's Market, a mixed-use project, and Olde Mecklenburg Brewery's newly announced facility

## Downtown Cornelius Retail or Restaurant Opportunity



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## Property Overview

### Demographics

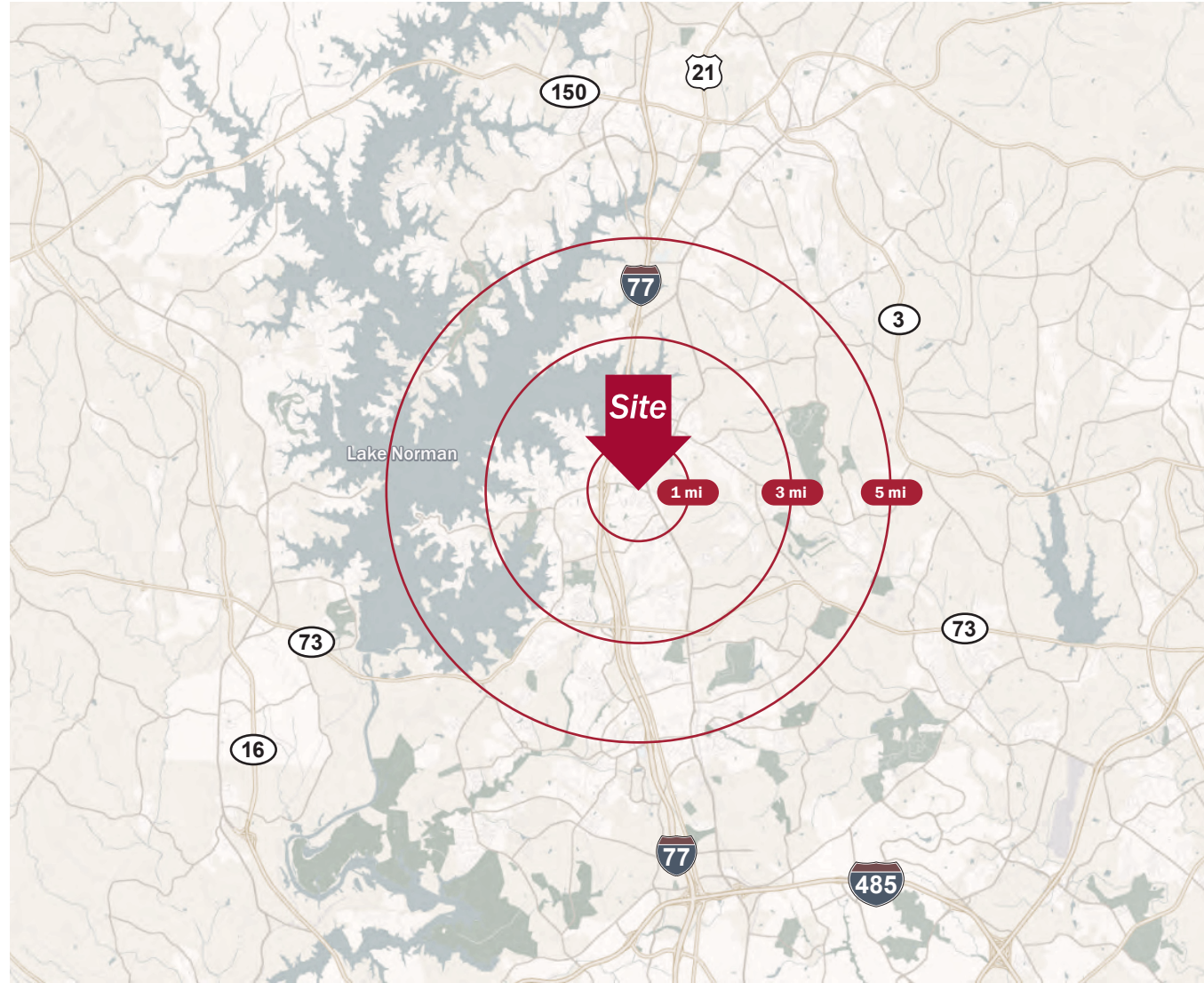
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	7,856	47,485	93,978
Growth Rate	0.31%	0.34%	1.26%
Avg. HH Income	\$128,923	\$157,157	\$163,320

### Traffic Count

Source: NCDOT

	AADT
Catawba Avenue	12,144 (2024)
S Main Street	12,222 (2024)



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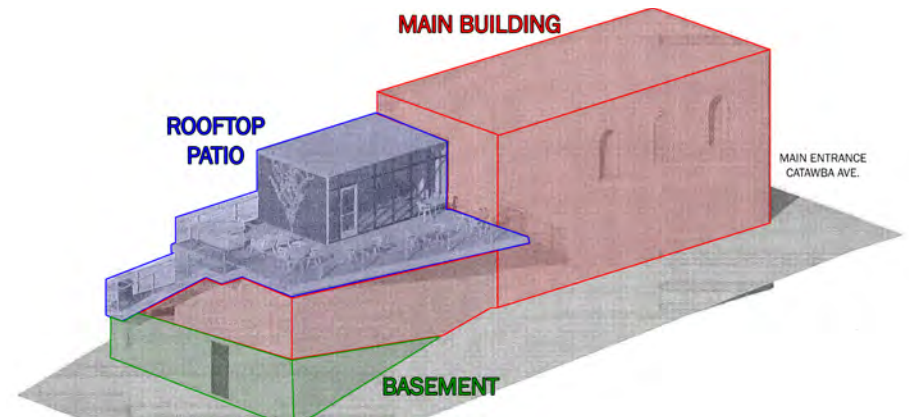
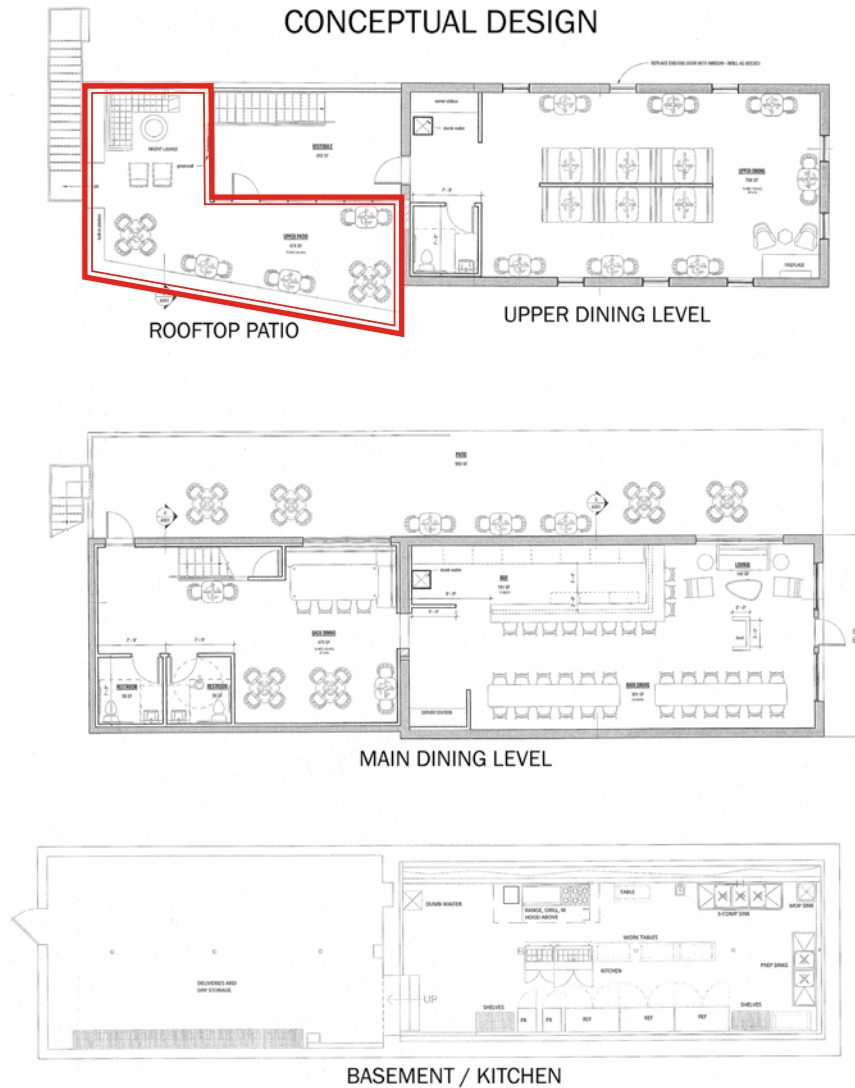
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## Concept Site Plan



### Conceptual Exterior Designs



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LEGION PARK

## Greenway Gartens

346 apartments | 14 townhomes | Olde Mecklenburg Brewery



Site

## Mill's Market

Mixed-use project | 4-story building with parking deck



## The Cain Center for the Arts

32,000 SF arts center | 400 seat theater | outdoor plaza



## The Venue on South Main

Multi-family | 5,775 SF of retail on ground floor



## Atrium Health



## Antiquity Phase II

16,000 SF new retail space



## Caroline

180 age restricted & 110 unrestricted multi-family units



Future

ANTIQUITY  
+1,000 HOMES

CORNELIUS POLICE  
DEPARTMENT

DD

CRAFTY BURGR

ANTIQUITY TOWN CENTER

Harris  
Teeter



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## Location Aerial



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## Mill's Market

# Mill's Market Project

Mixed-use project coming soon

- 4-story building – similar in height to cain center for the arts
- Approx. 238 apartment units with amenities
- Approx. 12,000 sf of commercial/non residential
- Parking deck providing 130 additional public parking spaces



Breaking  
Ground  
Quarter 1  
of 2025



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# Catawba Avenue Retail

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Property Photos



Upstairs



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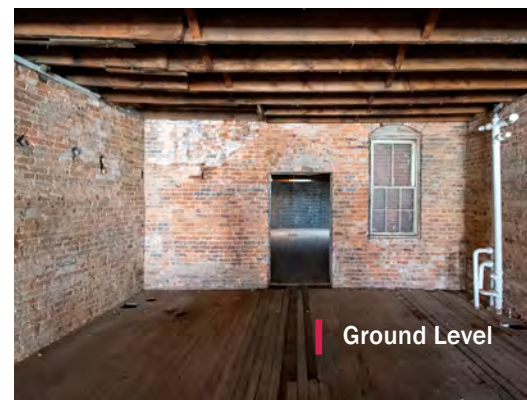
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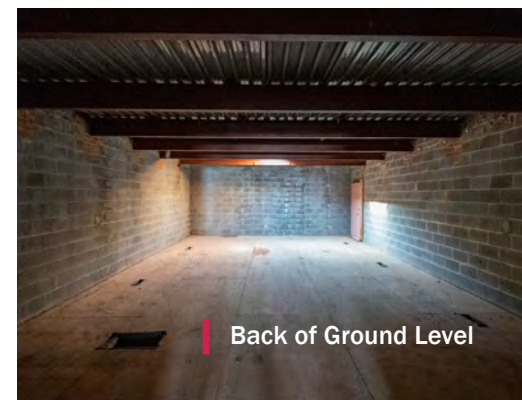
Ground Level Entrance



Ground Level Entrance



Ground Level



Back of Ground Level



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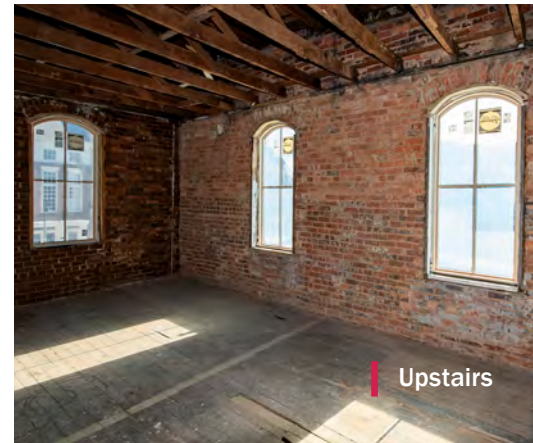
Upstairs



Upstairs



Potential Future Patio Space



Upstairs



Ground Level



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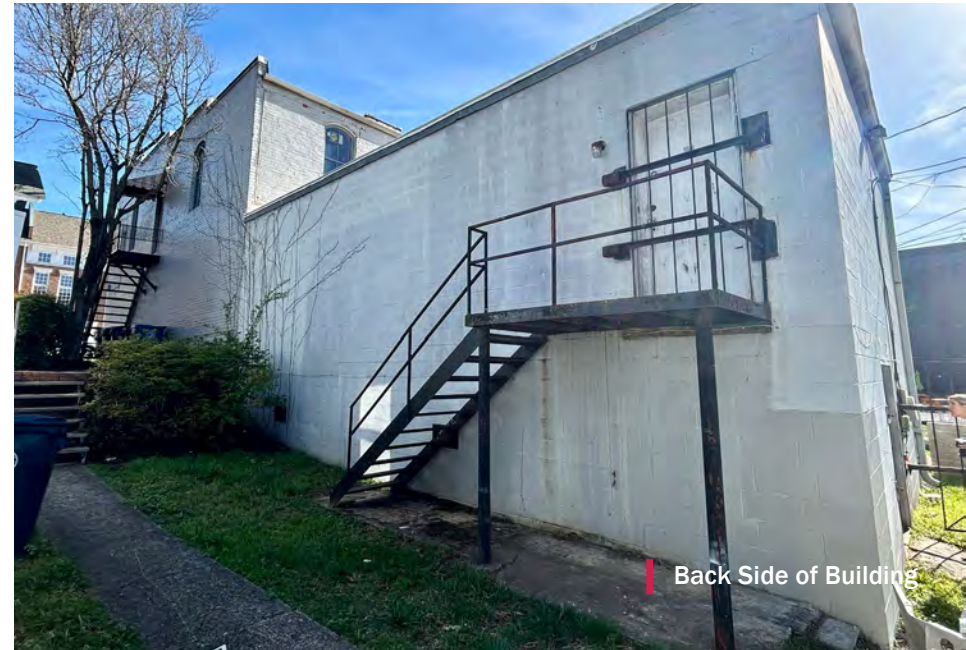
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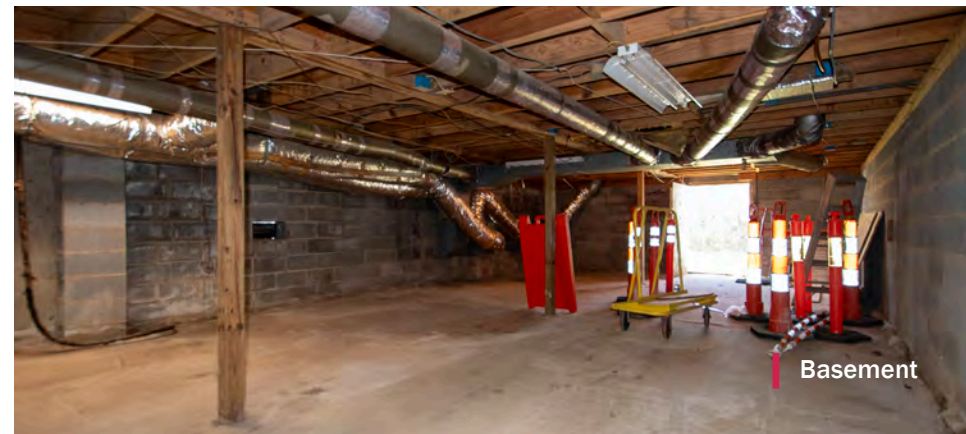
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Side of Building



Back Side of Building



Basement



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## Downtown Cornelius

### CATAWBA AVENUE & MAIN STREET

Founded in 1893, Cornelius is a historic town and one of Charlotte's most popular suburbs, located on the shores of Lake Norman – just 19 miles North of Charlotte.

Downtown Cornelius is a short drive down Main Street or a walk on the Antiquity Greenway to vibrant Downtown Davidson.

One of its biggest transformations yet, the Cain Center for the Arts, opened earlier this year – offering a variety of arts experiences.

Other new developments include Mill's Market (est. delivering 2027) and Olde Mecklenburg Brewery (est. delivering 2025) coming to Downtown Cornelius.

Source: <https://thebestofkn.com/things-to-do-cornelius-nc/>



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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