

# Retail/Restaurant Space Available



## ▶ Catawba Ave Retail

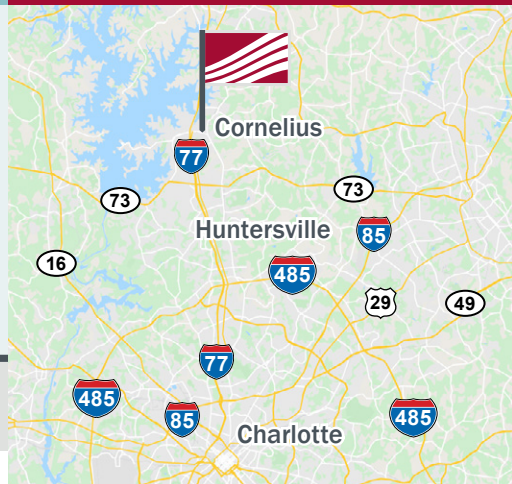
21304 Catawba Ave, Cornelius, NC 28031



### 🛍 Retail Space Available

- ± 3,000 SF available in downtown Cornelius in the heart of the Arts District
- The historic building has 3 floors with the opportunity for a rooftop patio
- Ideal space for creative restaurants and retail concepts
- Adjacent to the Cain Center which will be a 400 seat theater, featuring an outdoor plaza totaling more than \$25,000,000 (Opening December 2022) [cainarts.org](http://cainarts.org)

### For Lease



### Pricing

Call for Pricing

Demographics	1 mile	3 mile	5 mile
2020 Population	7,916	46,721	85,851
2010 - 2020 Growth Rate	0.99%	2.03%	1.98%
2020 Avg. HH Income	\$110,675	\$131,061	\$141,688

Traffic Count	ADT
Catawba Avenue	14,000 (2016)
S Main St	19,500 (2018)

### ▶ Contact

**Joey Morganthall**  
704.367.5007  
jmorganthall@mpvre.com

**Robbie Adams**  
704.248.2108  
radams@mpvre.com

# Market Aerial

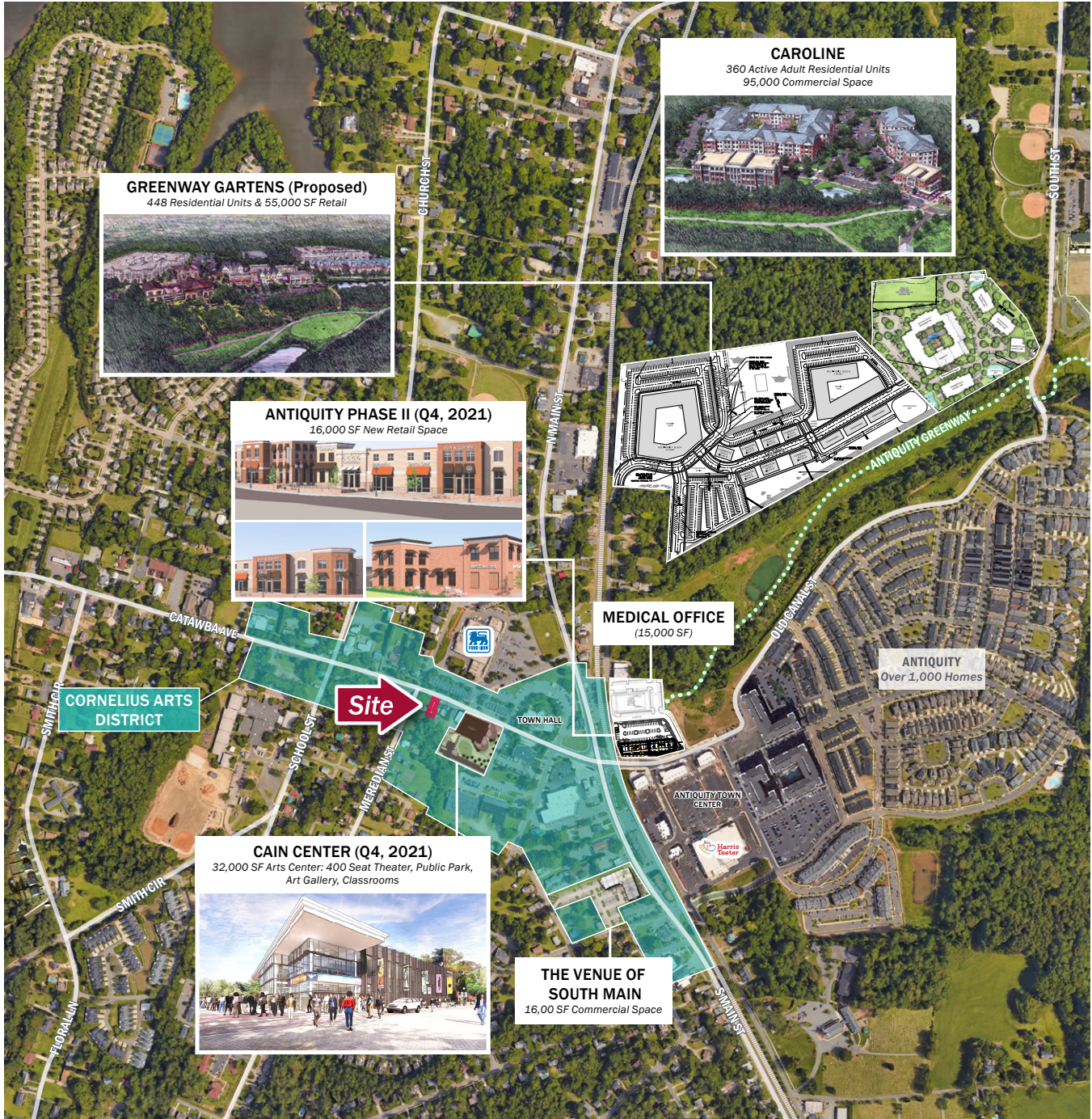
**Catawba Ave Retail**  
21304 Catawba Ave, Cornelius, NC 28031



The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

# ► Developments Aerial

**Catawba Ave Retail**  
21304 Catawba Ave, Cornelius, NC 28031



The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

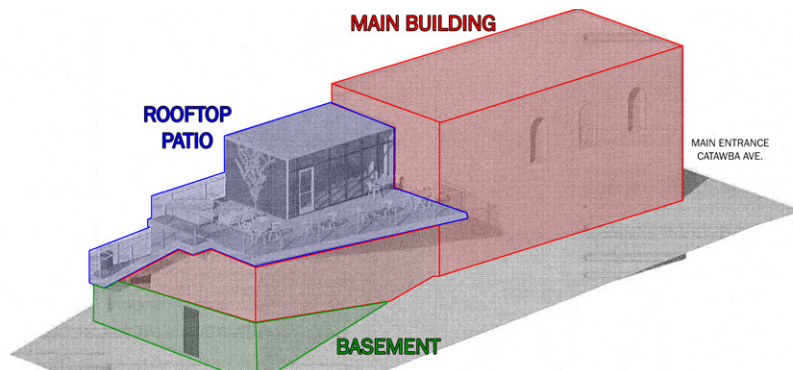
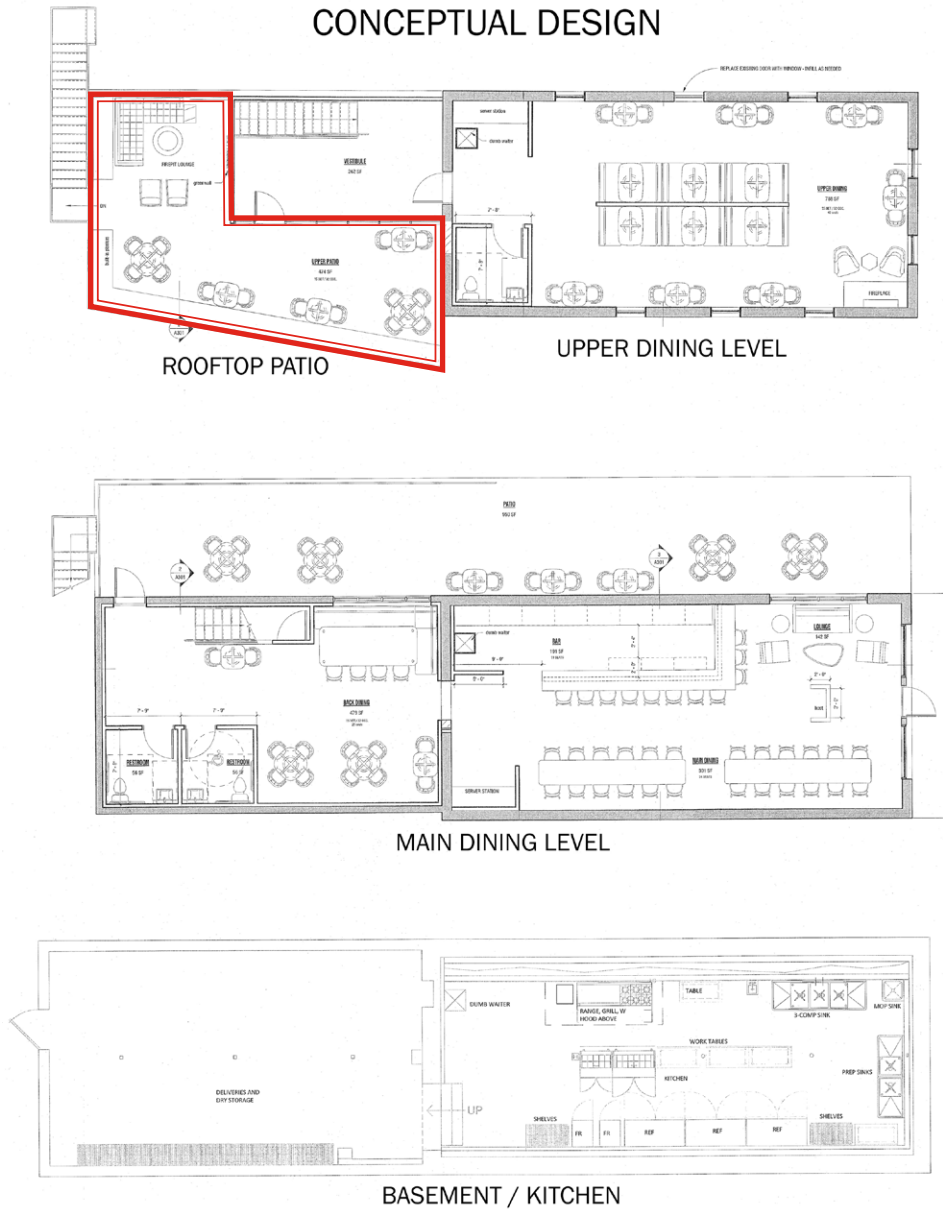
# ► Property Photos

**Catawba Ave Retail**  
21304 Catawba Ave, Cornelius, NC 28031



# ► Concepts & Renderings

Catawba Ave Retail  
21304 Catawba Ave, Cornelius, NC 28031



For complete property listings, visit [www.mpvre.com](http://www.mpvre.com).



2400 South Blvd., Suite 300 Charlotte, NC 28203 [mpvre.com](http://mpvre.com)