

Kenton Place MOB

KENTON DRIVE, CORNELIUS, NC 28031



Medical/Office

| FOR | SIZE | PRICE |
|-------|-------------------|------------------|
| Lease | 1,500 - 15,000 SF | Call for pricing |



Overview

New office, medical, retail to be located on Highway 73 in Lake Norman market

Excellent visibility from W Catawba Ave

Easy access from Highway 73 / Sam Furr Rd

Building signage available

Spaces from 1,500 SF -15,000 SF

15,000 SF Build to Suit For Lease in Lake Norman



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Property Overview

Demographics

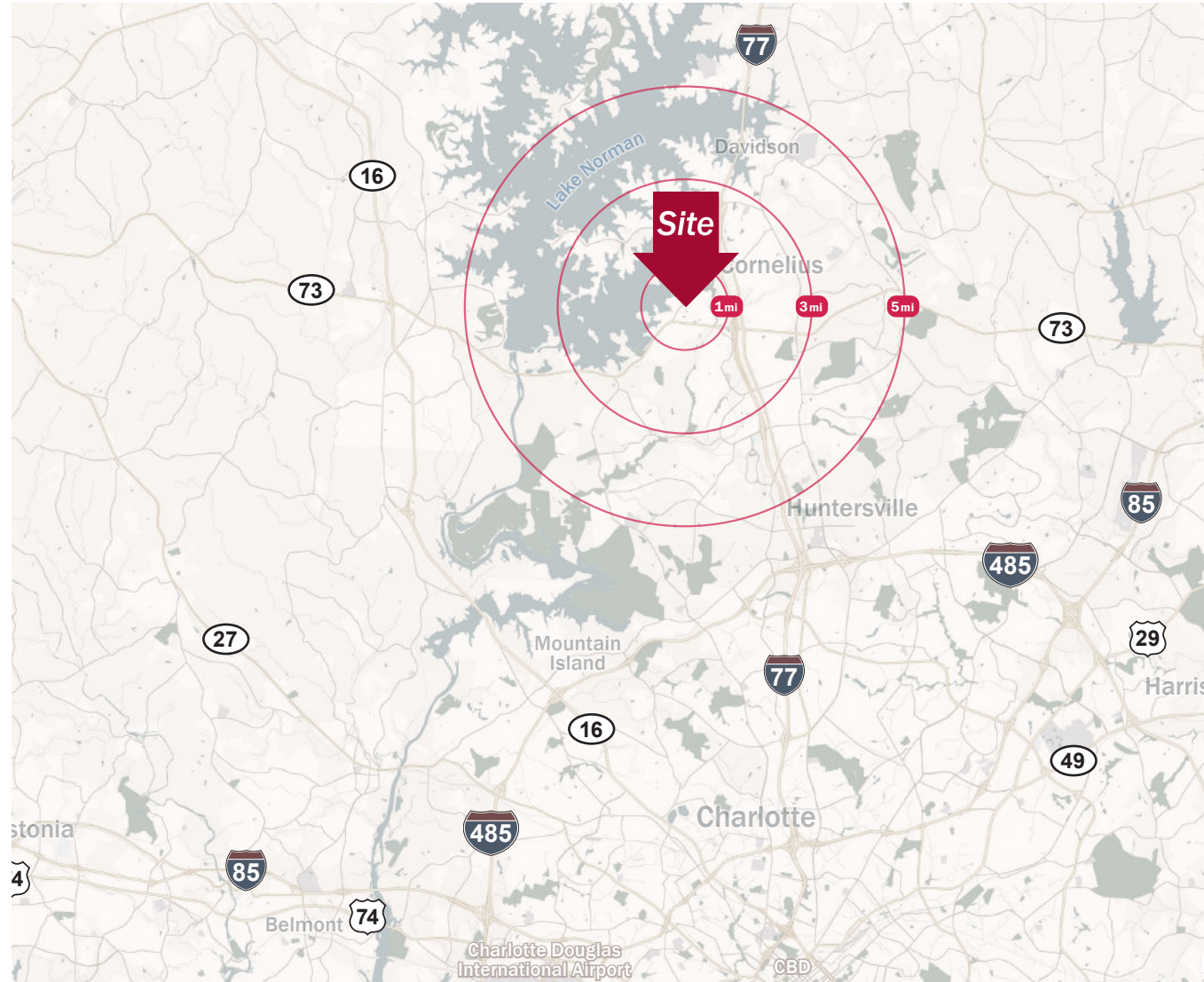
Source: Esri® 2023

| | 1 mile | 3 mile | 5 mile |
|----------------|-----------|-----------|-----------|
| Population | 8,730 | 51,766 | 104,517 |
| Daytime Pop. | 7,557 | 26,346 | 46,053 |
| Avg. HH Income | \$136,471 | \$154,490 | \$156,632 |

Traffic Count

Source: NCDOT

| | AADT |
|----------------------|---------------|
| W Catawba Ave | 17,500 (2022) |
| Hwy 73 / Sam Furr Rd | 22,000 (2022) |



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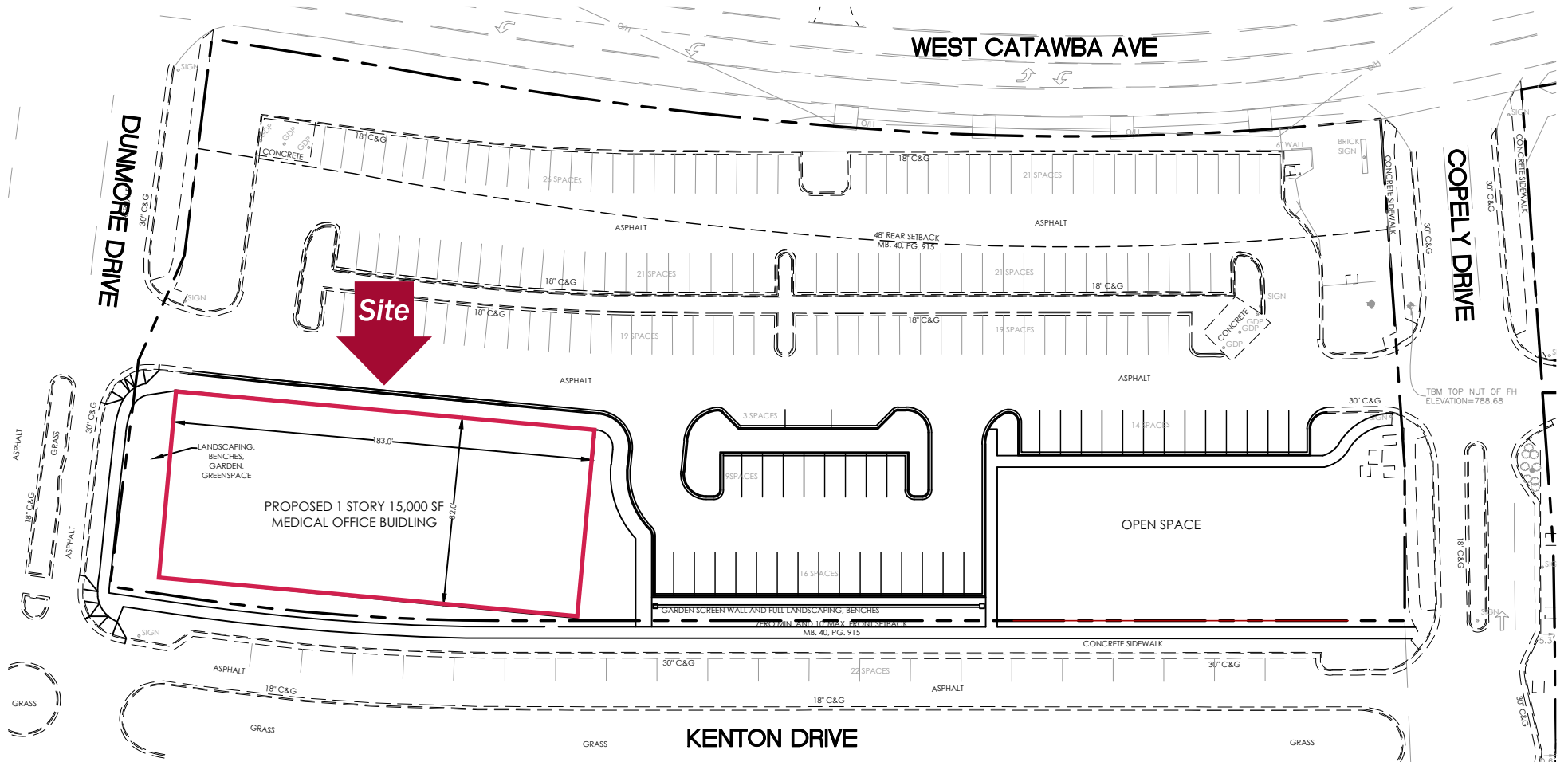
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Site Plan

Total Parking: 168 spaces



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Rendering



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Site Access



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W Catawba Ave Roadwork Overlay



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Market Aerial



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Medical | Industrial | Retail | Land | Investment | Office

contact

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