

20239 N Main Street

20239 N MAIN STREET, CORNELIUS, NC 28031



Retail

FOR

| Lease

SIZE

| 1,659 SF

PRICE

| Call for Pricing



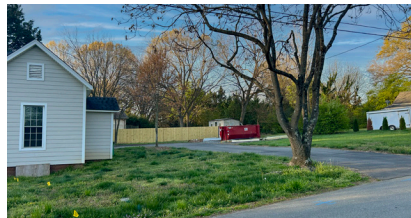
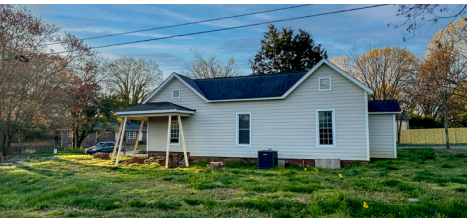
Overview

Freestanding retail/office space available for lease on N Main Street at the entrance of downtown Cornelius and Cornelius Arts District

Vanilla box condition with renovated outdoor patio/seating and parking behind the building; Delivering summer of 2024

Close proximity to the newly developed Cain Center for the Arts, restaurants, retail, greenway, and Antiquity Town Center

Nearby developments include: Novel Davidson (apartments), Mill's Market (major mixed-use project), the Caroline (residential) and Greenway Gartens including Olde Mecklenburg Brewery's newly announced facility



Freestanding Building in Downtown Cornelius For Lease



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Property Overview

Demographics

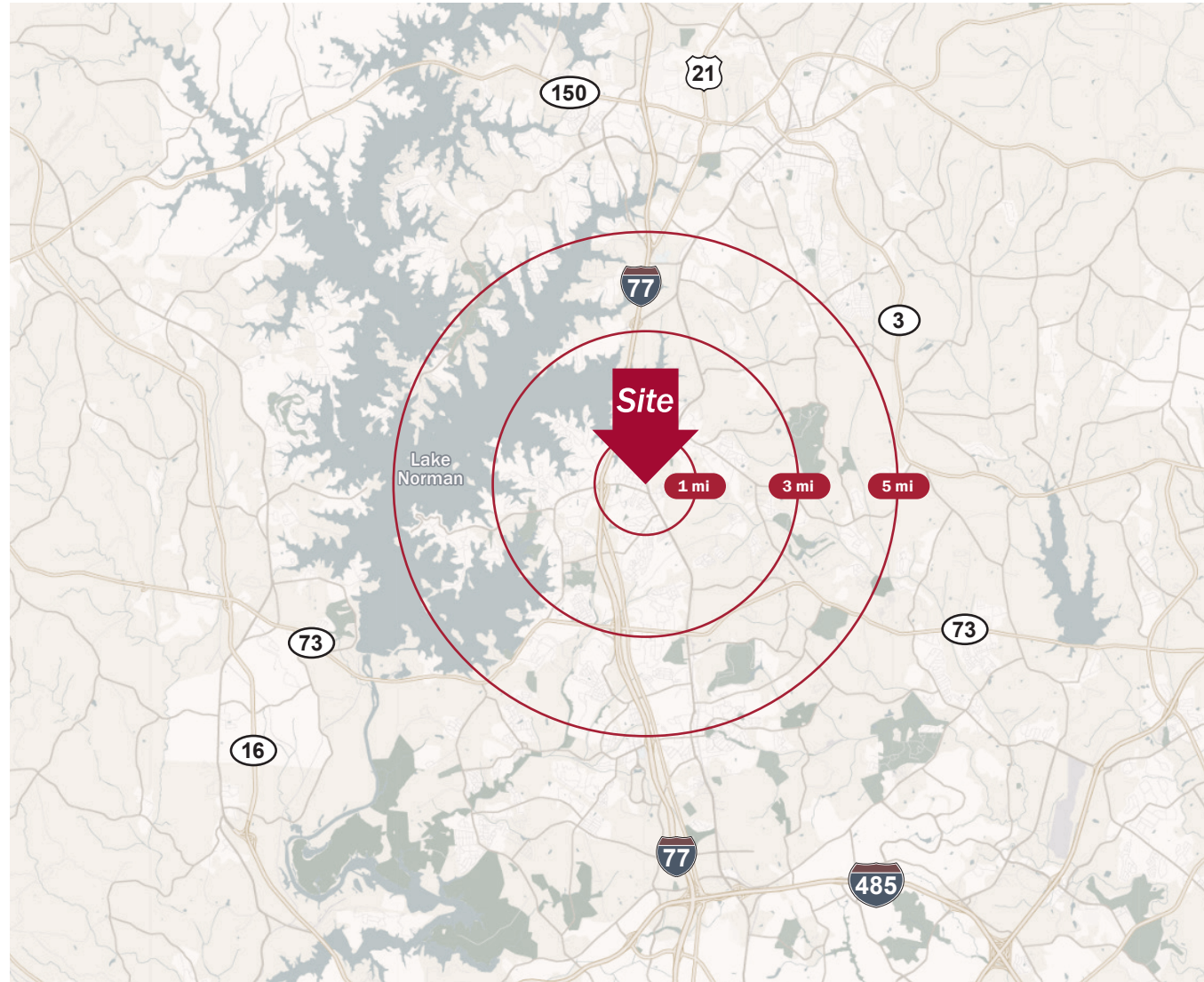
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	8,146	46,620	91,788
Growth Rate	0.25%	0.52%	1.07%
Avg. HH Income	\$138,339	\$157,040	\$164,088

Traffic Count

Source: NCDOT

	AADT
N Main Street	12,868 (2024)
Catawba Avenue	12,144 (2024)



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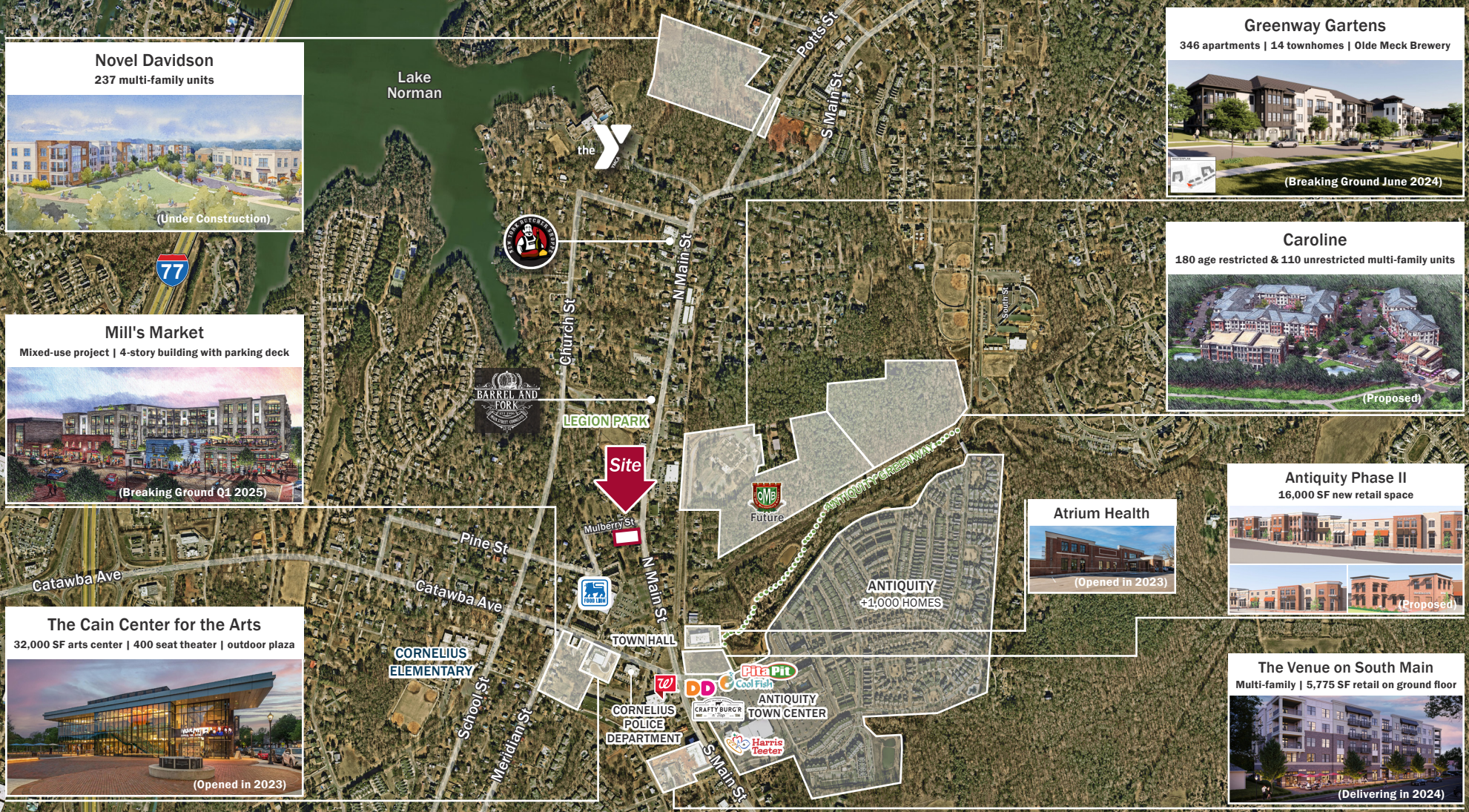
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Market Overview



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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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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

Expected to
Break Ground
Q1 2025



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Medical | Industrial | Retail | Land | Investment | Office

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