

# Nantz Road Retail

WEST CATAWBA AVE & NANTZ RD, CORNELIUS, NC 28031



Retail / Medical

FOR

Lease

SIZE

±1,360-9,548 SF

PRICE

Call for Pricing



## Overview

Retail/medical space available at fully signalized intersection of W. Catawba Avenue and Nantz Road

Site has been graded with shell spaces delivering Q1 2027

Less than 1.5 miles from I-77 and Sam Furr Road (Hwy 73) with immediate access to several communities along Lake Norman

## Retail Space Available For Lease in Cornelius – Lake Norman



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## Property Overview

### Demographics

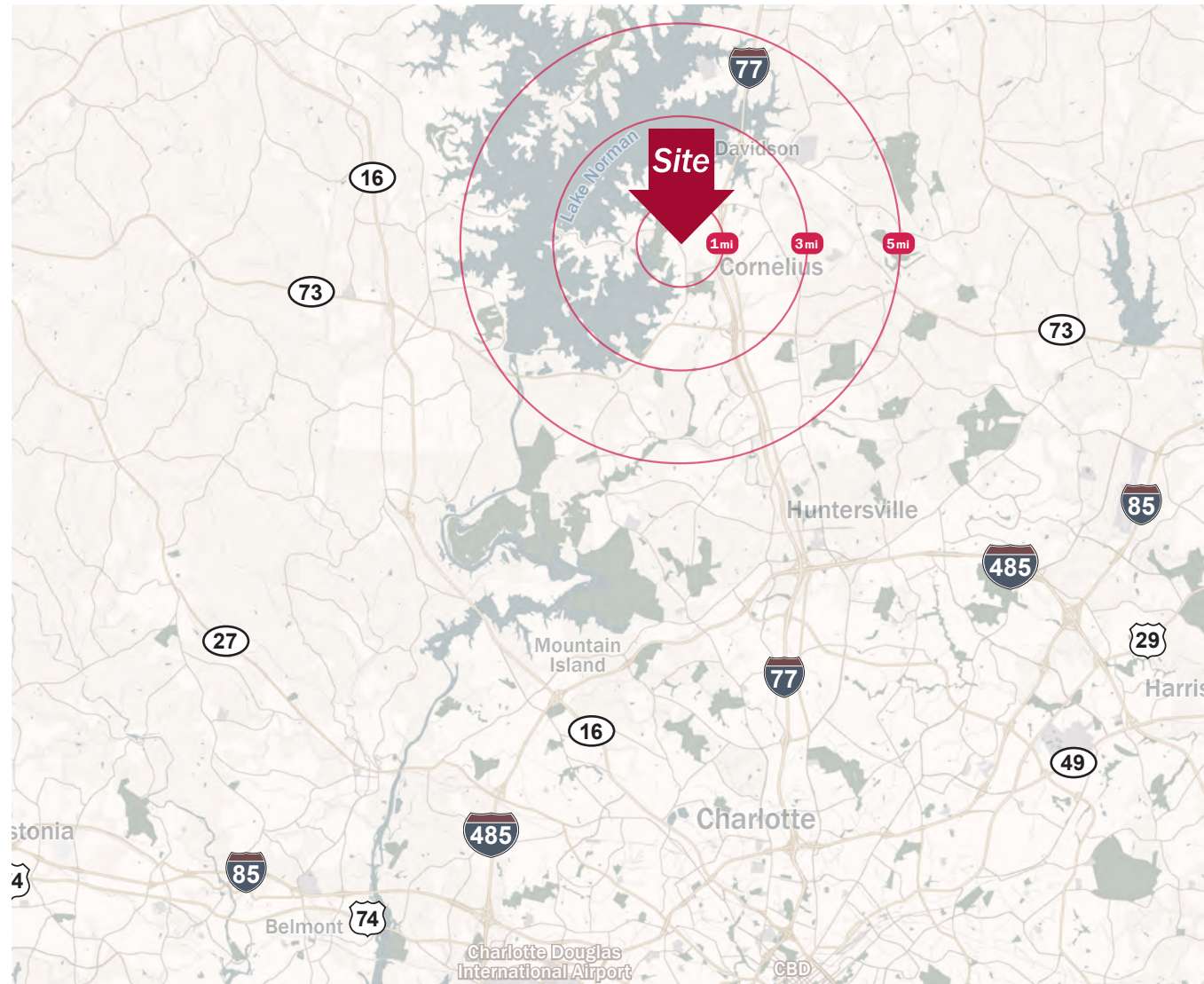
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	8,052	43,833	92,028
Daytime Pop.	5,910	29,994	45,324
Avg. HH Income	\$193,254	\$180,276	\$186,356

### Traffic Count

Source: NCDOT

	AADT
W Catawba Ave	25,000 (2024)
Nantz Road	2,102 (2024)



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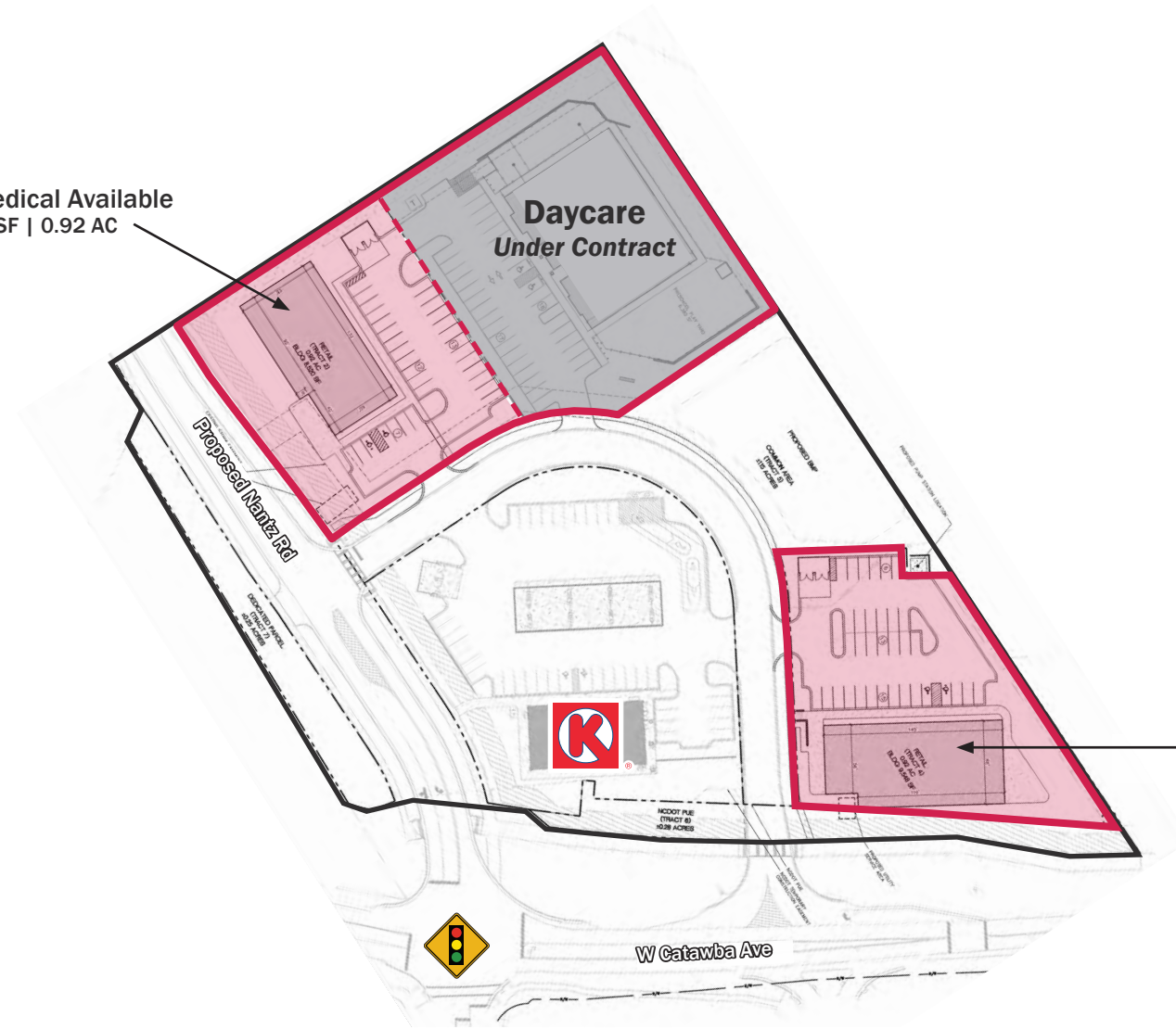
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## Conceptual Site Plan

Retail / Medical Available  
8,520 SF | 0.92 AC

Daycare  
Under Contract

Retail Available  
9,548 SF | 0.92 AC



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## Elevations



SOUTH (STREET) ELEVATION

GLAZING: 64.63%



NORTH (PARKING LOT) ELEVATION

GLAZING: 60.37%



EAST (SIDE) ELEVATION

GLAZING: 34.40%



WEST (SIDE) ELEVATION

GLAZING: 57.92%



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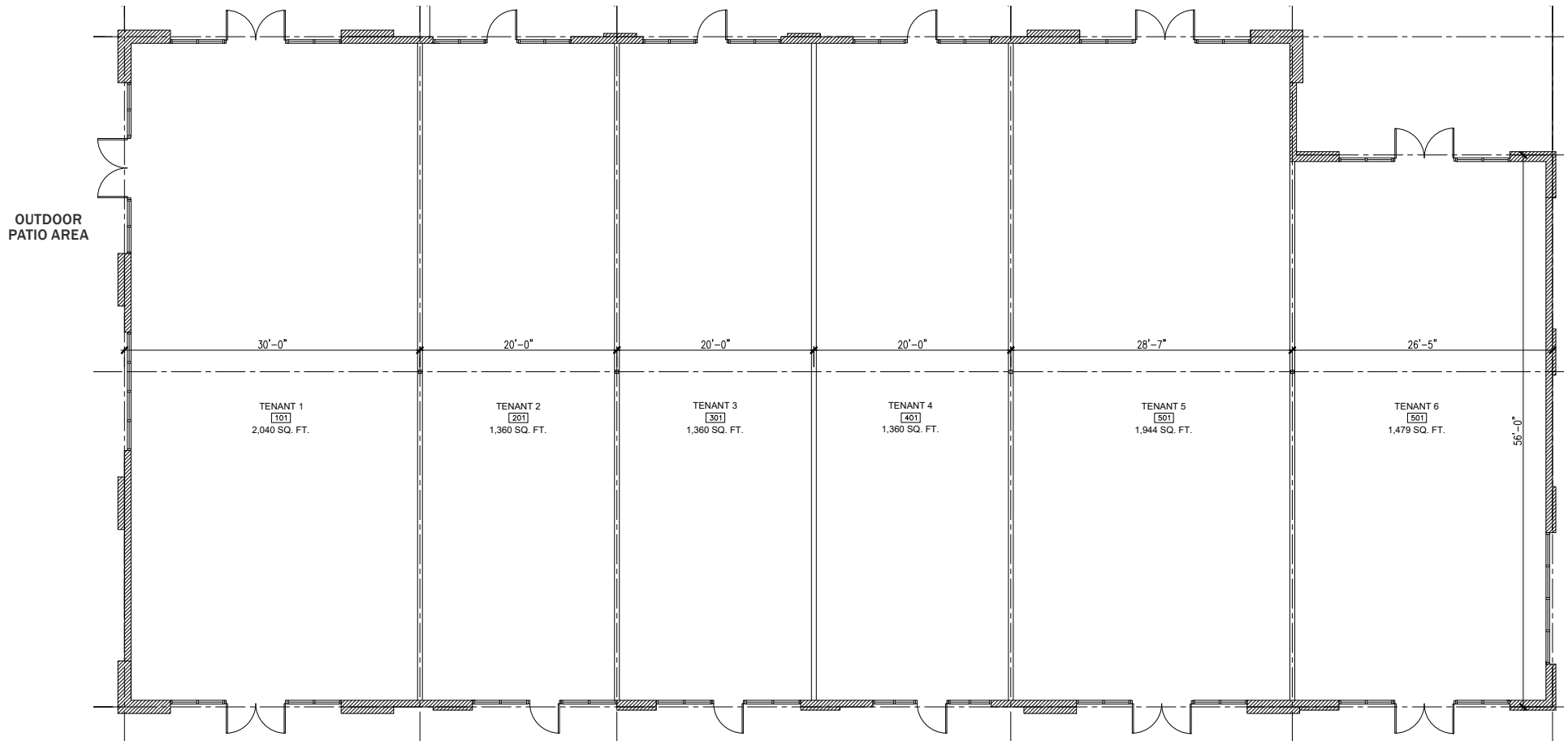
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## Floor Plan



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## Site Aerial



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## Market Aerial



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Medical | Industrial | Retail | Land | Investment | Office

contact

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