

ONE NORMAN

CATAWBA AVENUE & KNOX RD | CORNELIUS, NC 28031

100% LEASED

ANCHORED BY



HomeTrust Bank



PROPERTY INFORMATION

- To be developed as a new shopping center in the heart of Cornelius
- Traffic light access
- High growth area just north of Charlotte, NC
- Just off Exit 28, Route 77
- Traffic Count: 26,000 vpd
- Close to Davidson College

AVAILABLE SPACE

- 100% Leased

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,637	46,333	88,052
MEDIAN HH INC	\$111,322	\$113,702	\$124,681
AVERAGE HH INC	\$155,507	\$165,887	\$181,055



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
A	HomeTrust Bank	8,178
B	Andy's Frozen Custard	1,500
C	Chick-fil-A	4,821
D1	Five Guys	2,597
D2	Le Royale Nail Salon	2,200
D3	GoHealth Urgent Care	2,400
E	Aldi	22,400

- Available
- Lease Out
- Occupied



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **7,637**

Households: **3,512**

Daytime Population: **7,917**

Median Age: **39.1**



Average Household Income: **\$155,507**

Median Household Income: **\$111,322**

3 MILE RADIUS:



Total Population: **46,333**

Households: **19,789**

Daytime Population: **39,689**

Median Age: **38.6**



Average Household Income: **\$165,887**

Median Household Income: **\$113,702**

5 MILE RADIUS:



Total Population: **88,052**

Households: **35,354**

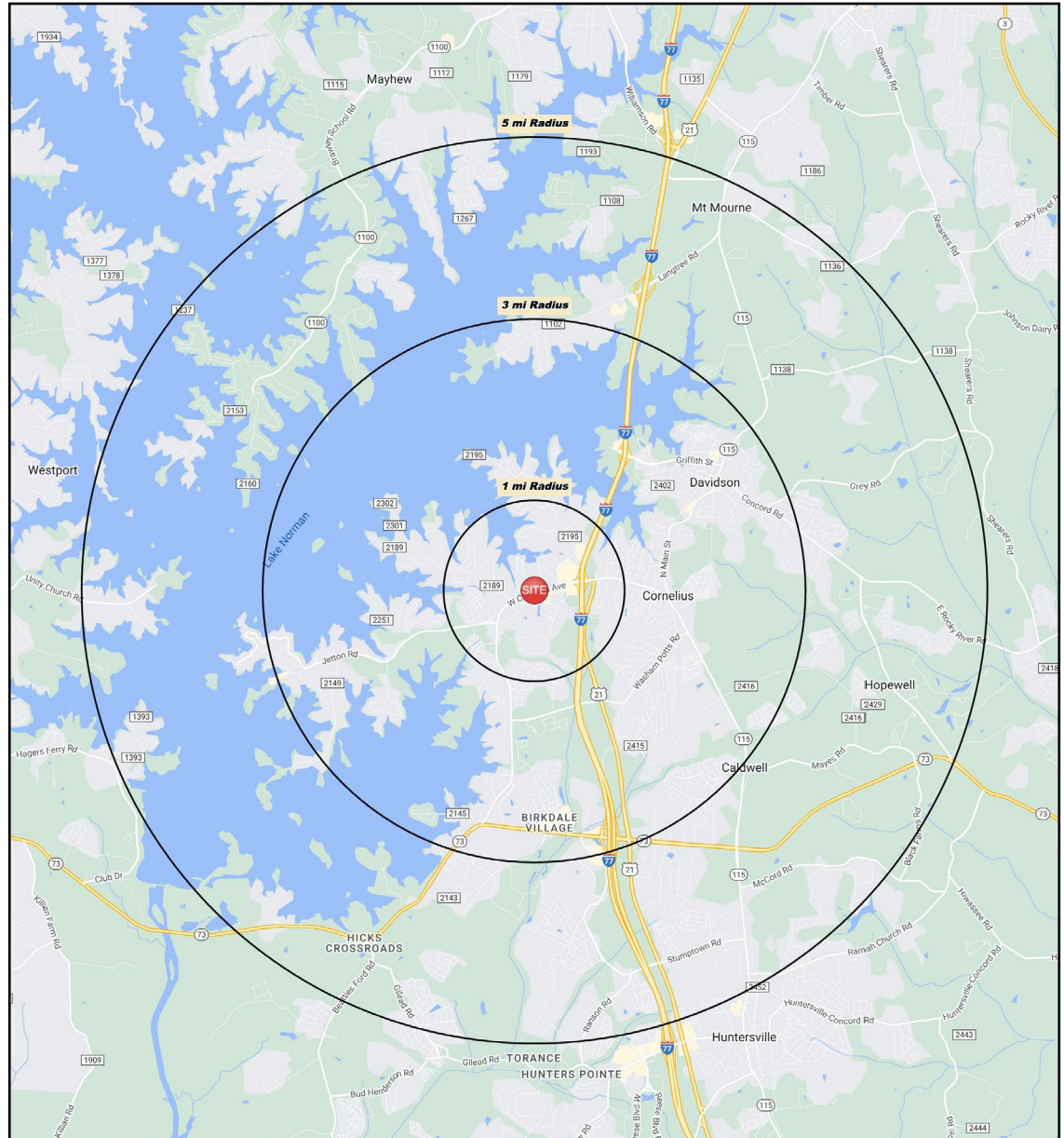
Daytime Population: **57,966**

Median Age: **39.2**



Average Household Income: **\$181,055**

Median Household Income: **\$124,681**



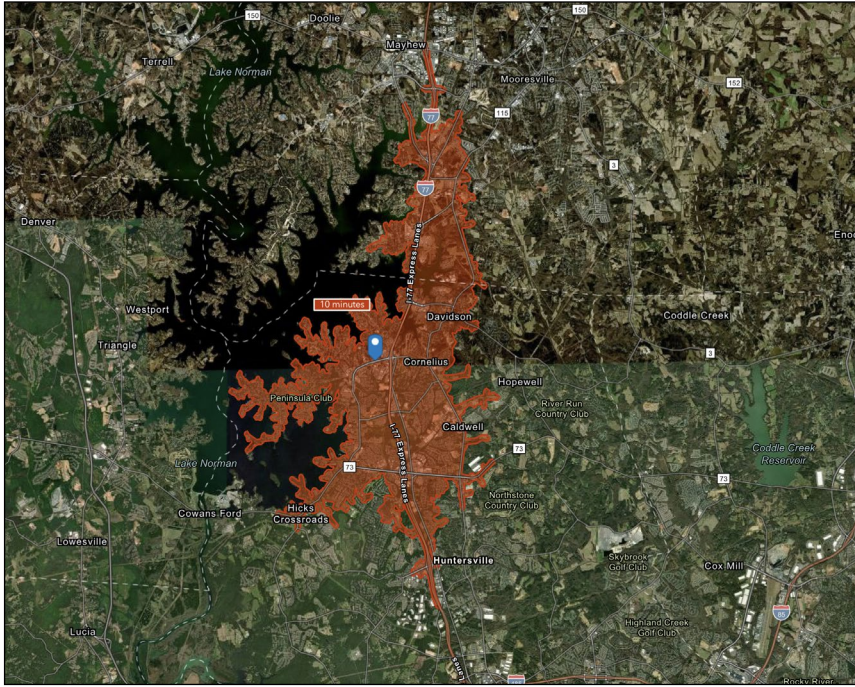
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10 MINUTE DRIVE TIME



KEY FACTS

53,571

Population

38.8

Median Age

\$107,097

Median Household Income

72,138

Daytime Population

TAPESTRY SEGMENTS

Emerald City 3,073 Households	In Style 3,031 Households	Bright Young Professionals 2,976 Households
<p>Socioeconomic Traits</p> <p>Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median.</p>	<p>Socioeconomic Traits</p> <p>The population is slightly older and already planning for their retirement. Higher labor force participation rate is at 67% with proportionately more two-worker households</p>	<p>Socioeconomic Traits</p> <p>Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.</p>
<p>Household Types</p> <p>Single-person and nonfamily types make up over half of all households.</p>	<p>Household Types</p> <p>Married couples, primarily with no children or single households.</p>	<p>Household Types</p> <p>Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent & single-person households.</p>
<p>Typical Housing</p> <p>Single Family; Multi-units</p>	<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family; Multi-units</p>

TOTAL RETAIL SALES

Includes F&B



\$760,244,154

EDUCATION

Bachelor's Degree or Higher



58%

OWNER OCCUPIED HOME VALUE

Average



\$582,135

ANNUAL HOUSEHOLD SPENDING

\$5,324

Eating Out

\$3,106

Apparel & Services

\$9,345

Groceries

\$372

Computer & Hardware

\$10,096

Health Care



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