



FOUNDRY
COMMERCIAL

Publix
FOOD & PHARMACY

MAGNOLIA PLAZA

CATAWBA AVE & JETTON RD, CORNELIUS, NC 28031

1,746 SF AVAILABLE

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DESCRIPTION

- Rare retail opportunity; first vacancy in 4 years
- Centrally located in coveted Cornelius submarket
- Anchored by 50,323 SF Publix with drive-thru pharmacy
- Located on Catawba Ave, the main retail corridor through Cornelius, at a signalized intersection and with multiple points of ingress/egress
- Strong residential growth; 200% since 1999
- Cornelius is one of Charlotte's most affluent submarkets

BUILDING FEATURES

PROPERTY SIZE	83,411 SF
AVAILABLE	1,746 SF

TRAFFIC

CATAWBA AVE	28,000 VPD
JETTON RD	12,000 VPD
INTERSTATE 77	81,500 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

TOMMY TRIMBLE | 704.414.7460

Senior Vice President/Broker

tommy.trimble@foundrycommercial.com

Licensed Real Estate Broker

NICOLE HOOGLAND | 704.972.2617

Senior Associate/Broker

nicole.hoogland@foundrycommercial.com

Licensed Real Estate Broker

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DEMOGRAPHICS



1 MILE RADIUS

	5,712 ESTIMATED POPULATION 2022
	37.5 AVERAGE AGE
	\$516,071 MEDIAN HOME VALUE 2022
	\$151,757 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	44,413 ESTIMATED POPULATION 2020
	38.1 AVERAGE AGE
	\$422,881 MEDIAN HOME VALUE 2022
	\$128,851 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	90,045 ESTIMATED POPULATION 2022
	38.1 AVERAGE AGE
	\$429,648 MEDIAN HOME VALUE 2022
	\$135,138 AVG HOUSEHOLD INCOME

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SITE PLAN



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SUITE	TENANT	SF
A	PUBLIX	50,323
B-2	ROOSTERS MEN'S GROOMING	1,260
B-3/4	BELLAGIO SPA	2,880
B-5	SMOKES UNLIMITED	1,440
B-6/7	BIG AL'S PUB	2,520
C-1	JACKS CORNER TAP	4,785
C-3	JUAN LOCO BURRITOS & TACOS	1,600
C-4	AVAILABLE	1,746
C-5	O SEW CLEAN	949
C-6	SWEET MAGNOLIA	1,738
C-8	COSMOPROF	2,201
C-9	PETSMART	5,768
C-10/12	F45 TRAINING	2,485
C-21/22	GROWING UP PEDIATRICS	3,722

