

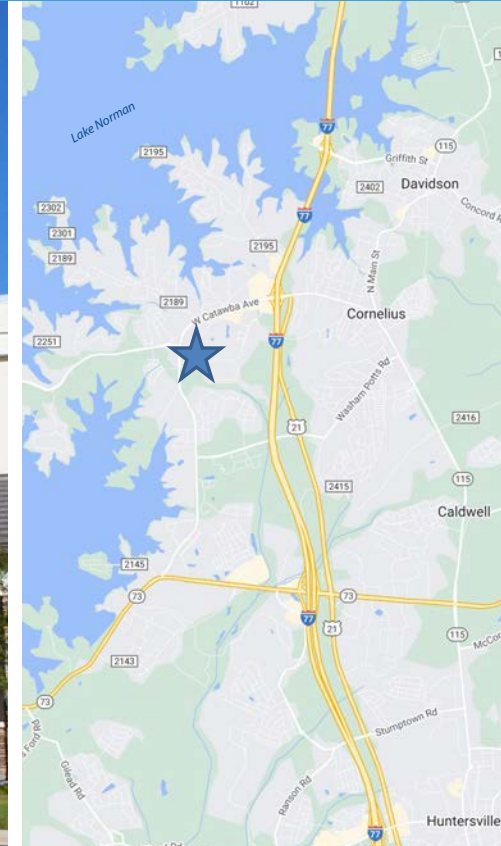
# MAGNOLIA PLAZA

CATAWBA AVENUE AT JETTON ROAD, CORNELIUS, NC 28031

PUBLIX  
NEIGHBORHOOD  
CENTER

**NS** New South  
Properties  
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FULLY LEASED



## PROPERTY INFORMATION

- COMING SOON: Chicken Salad Chick
- 83,475 SF community center anchored by Publix
- Services the high-income Lake Norman communities in North Charlotte/Mecklenburg County submarket
- Located at the intersection of W. Catawba Ave (30,152 VPD) and Jetton Rd. just west of I-77
- Average Household Income exceeding \$189,000 within a 1 Mile radius.

## DEMOGRAPHICS (2025)

		1 MILE	3 MILES	5 MILES	7 MIN DT
	POPULATION	7,486	44,589	90,610	22,013
	HOUSEHOLDS	3,390	19,393	36,688	10,271
	AVG. HH INCOME	\$220,288	\$191,387	\$197,816	\$200,432
	DAYTIME POPULATION	7,889	36,625	63,224	17,873

## BROKER CONTACT

**PAULA SAUNDERS**  
704.927.2892  
psaunders@newsouthprop.com



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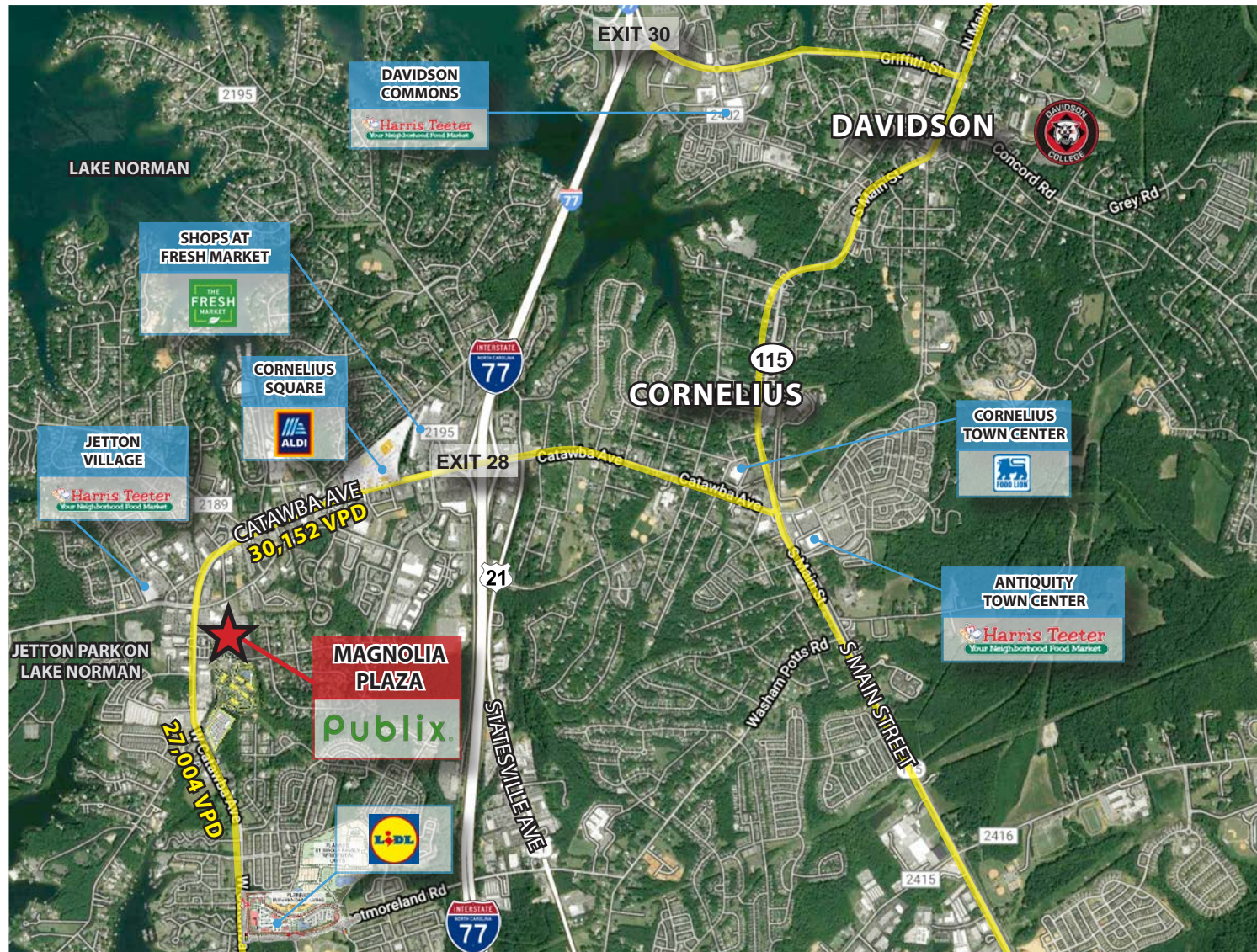
# MAGNOLIA PLAZA

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MARKET

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# MAGNOLIA PLAZA

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## SITE PLAN

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**MAGNOLIA PLAZA**  
8301 Magnolia Estates Drive  
GLA: 83,475 SF

SUITE	TENANT	SF
	Publix	50,323
B2	Roosters Men's Grooming	1,260
B3	Lee Nails	2,880
B5	Smokes Unlimited	1,440
B6/7	Big AL's Pub	2,520
C8	Jack's Corner Tap	4,785
C3	Juan Loco	1,600
C4	Greco Fresh Grille	1,771
C5	O Sew Clean	949
C13	Sweet Magnolia	1,738
A2	CosmoProf	2,201
A9	PetSmart	5,768
C10	Chicken Salad Chick	2,518
C21	Growing Up Pediatrics	3,722

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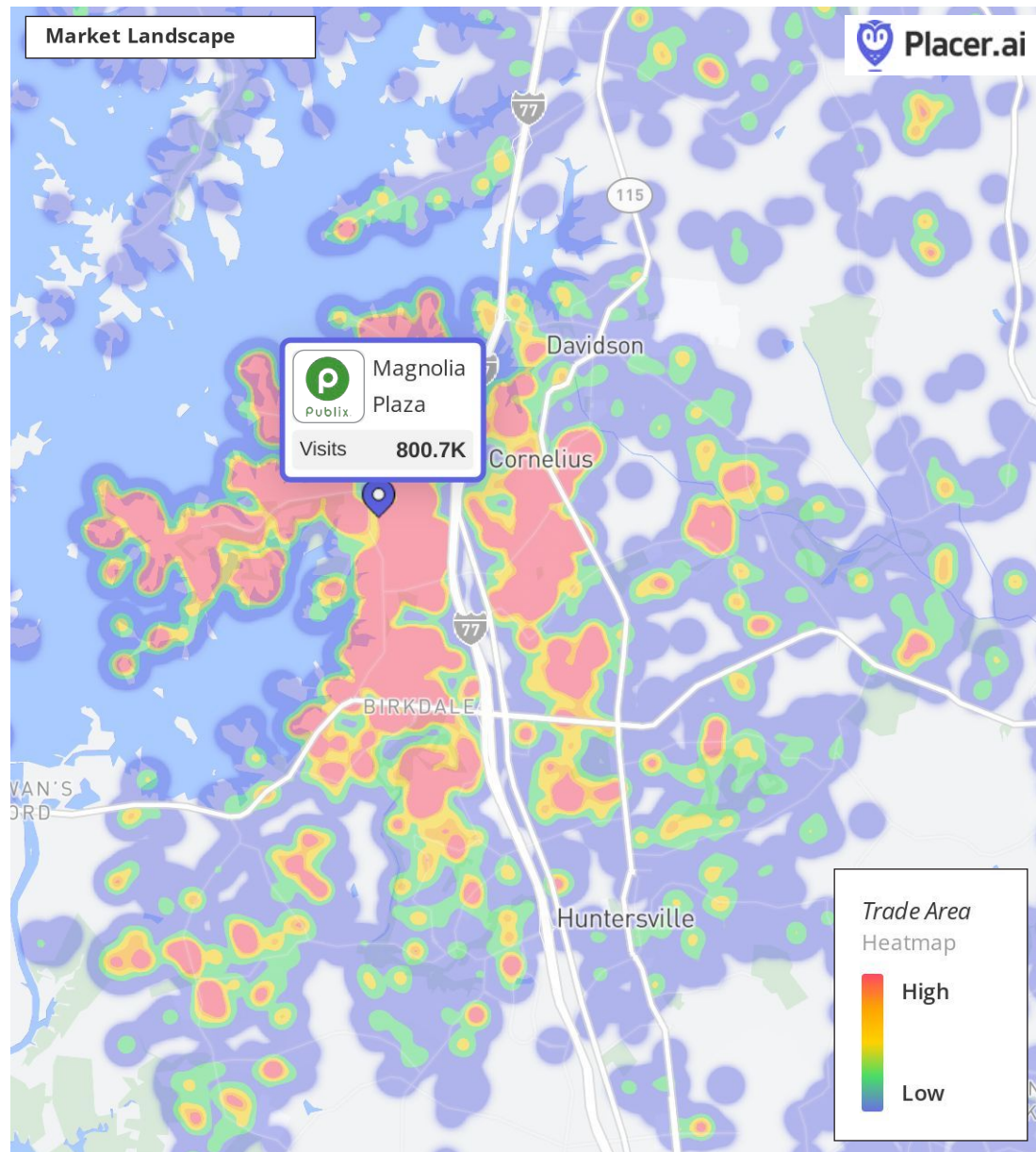
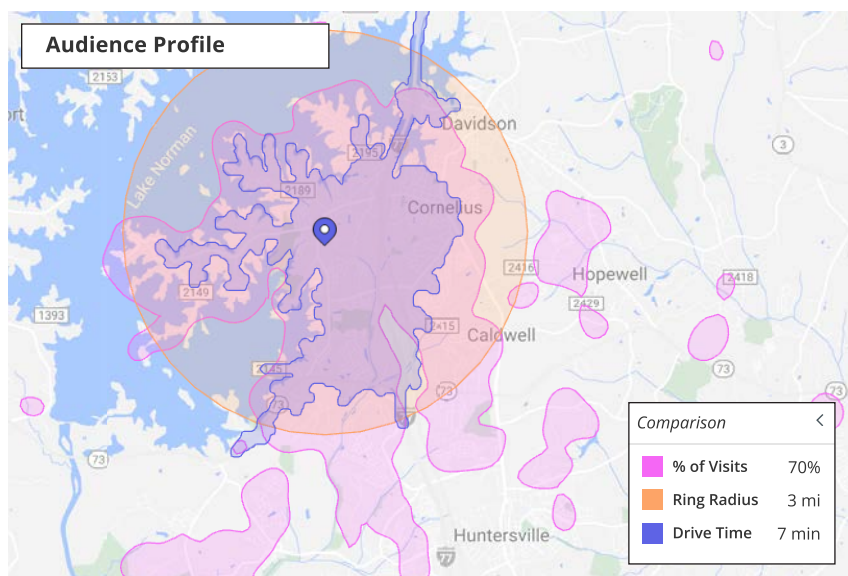
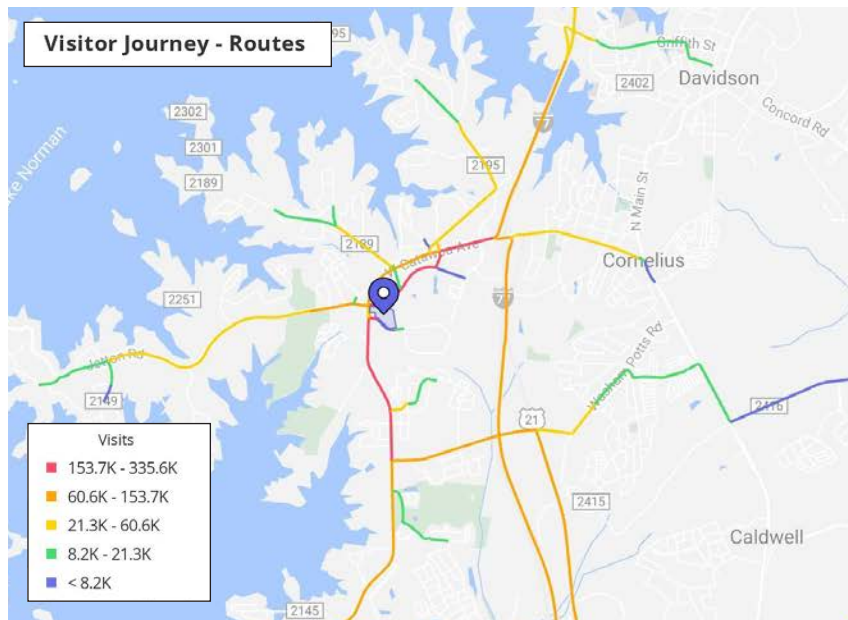
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