

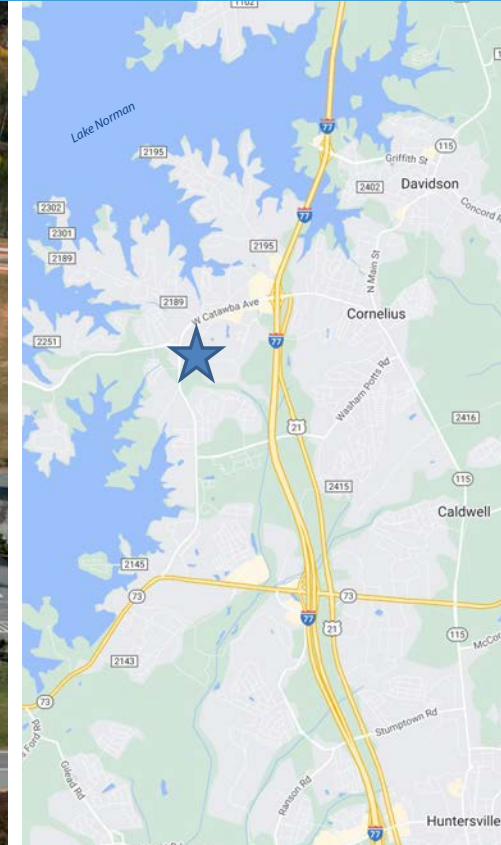
MAGNOLIA PLAZA

CATAWBA AVENUE AT JETTON ROAD, CORNELIUS, NC 28031

PUBLIX
NEIGHBORHOOD
CENTER

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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
- Average Household Income exceeding \$220,288 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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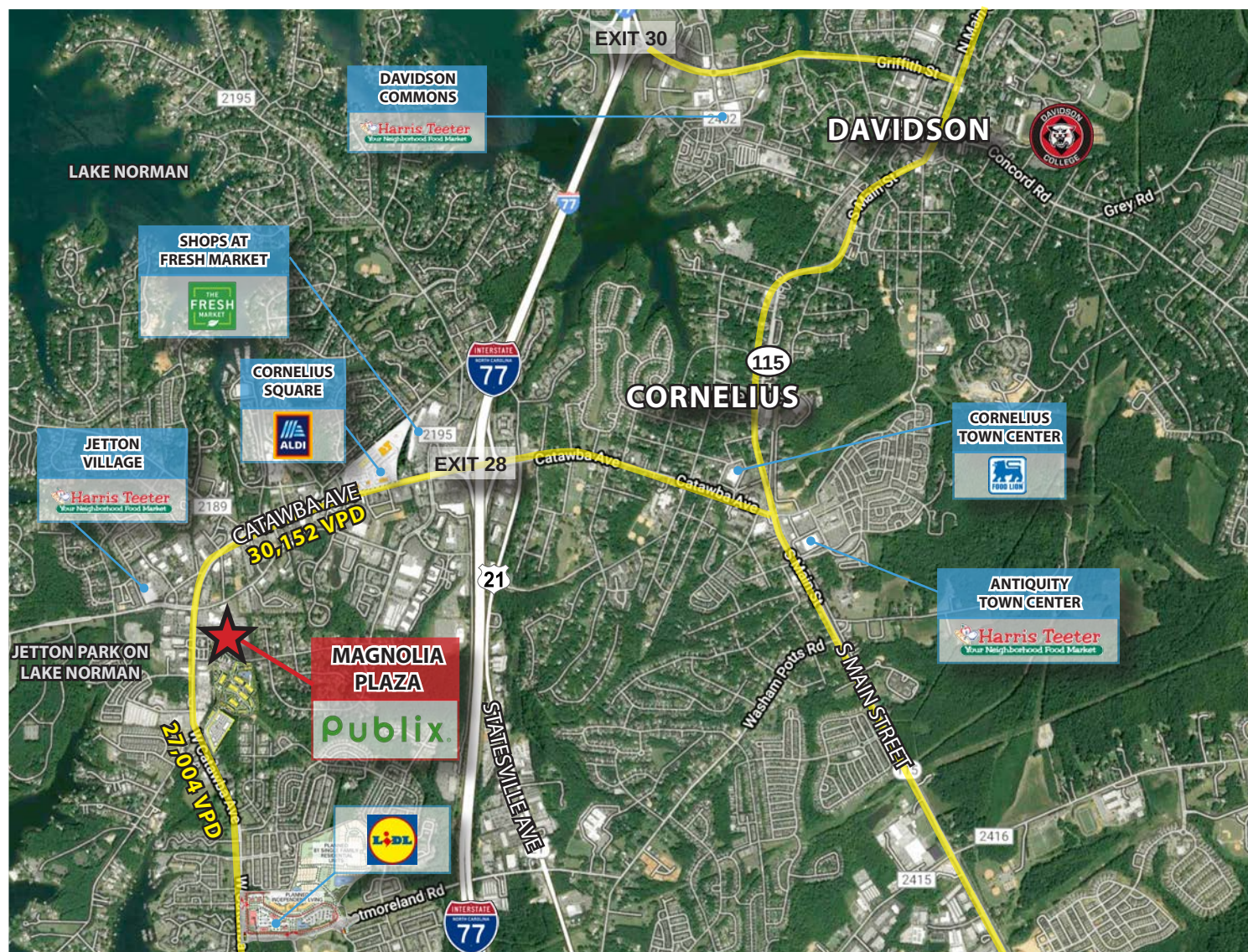
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MARKET

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SITE AERIAL

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SITE PHOTOS

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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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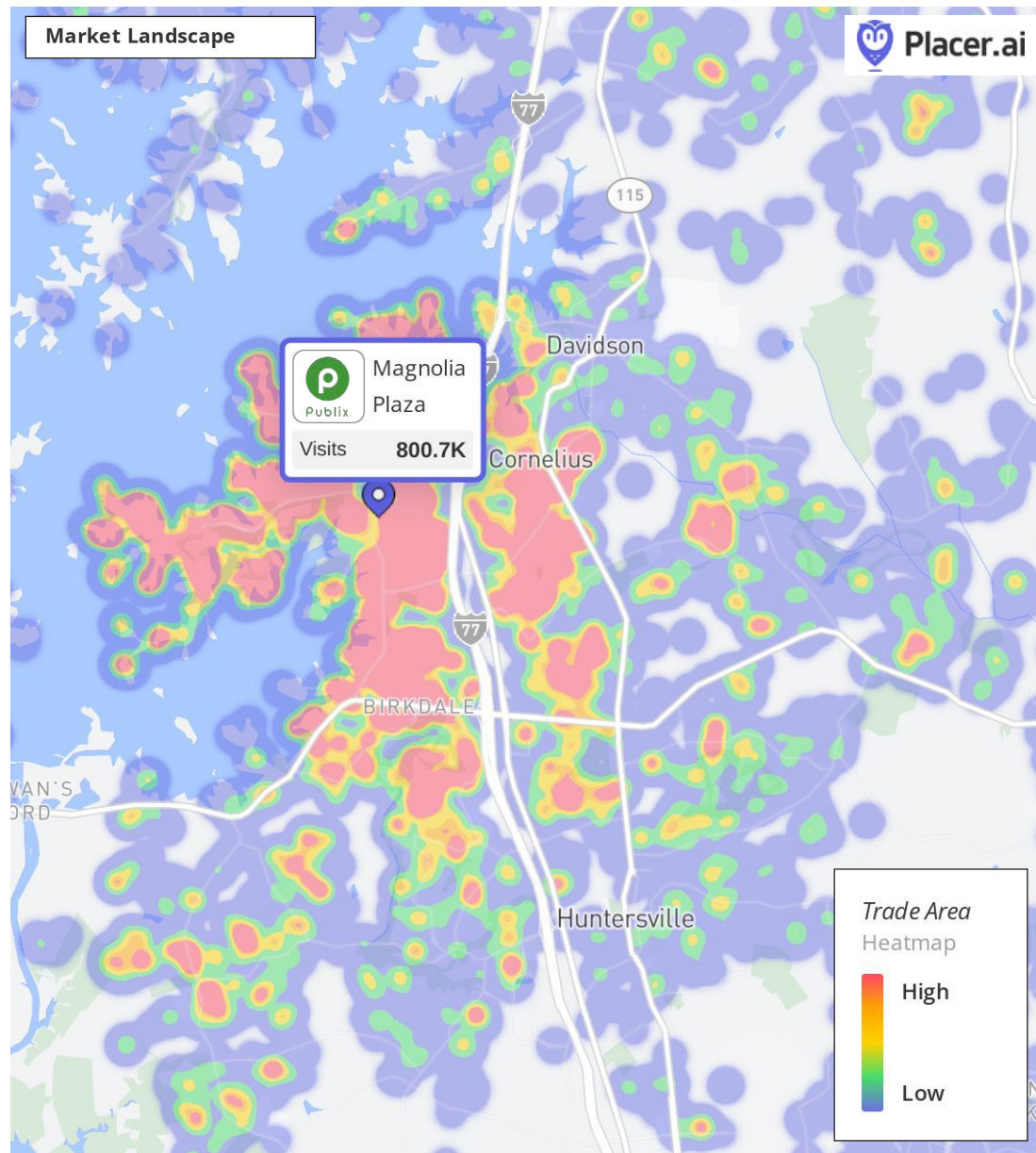
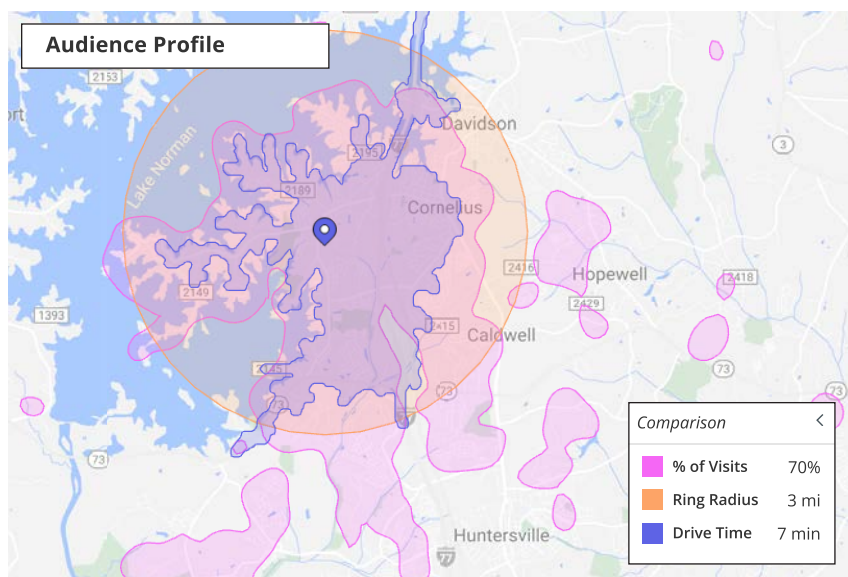
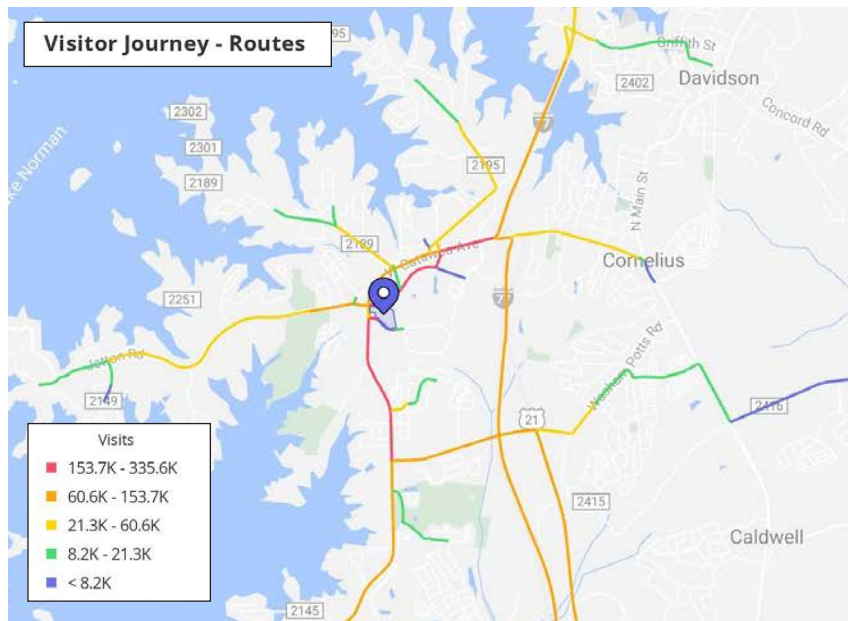
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