

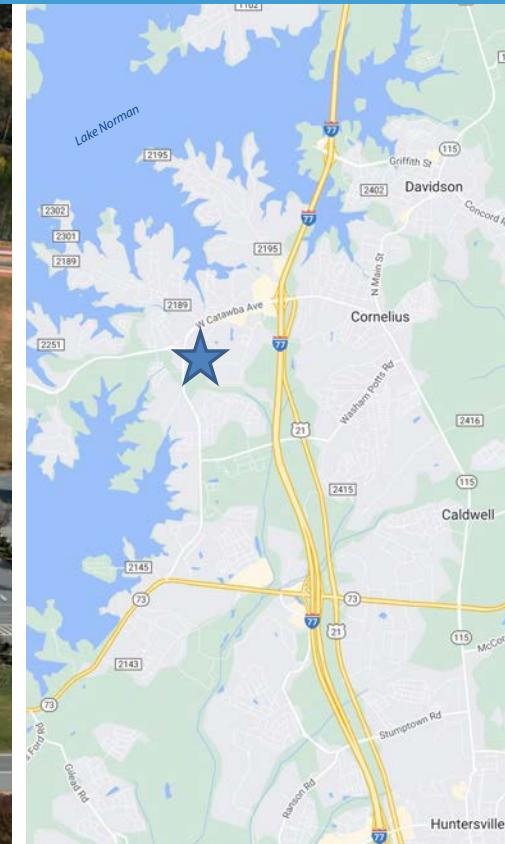
# MAGNOLIA PLAZA

CATAWBA AVENUE AT JETTON ROAD, CORNELIUS, NC 28031

PUBlix  
NEIGHBORHOOD  
CENTER

**NS** New South  
Properties  
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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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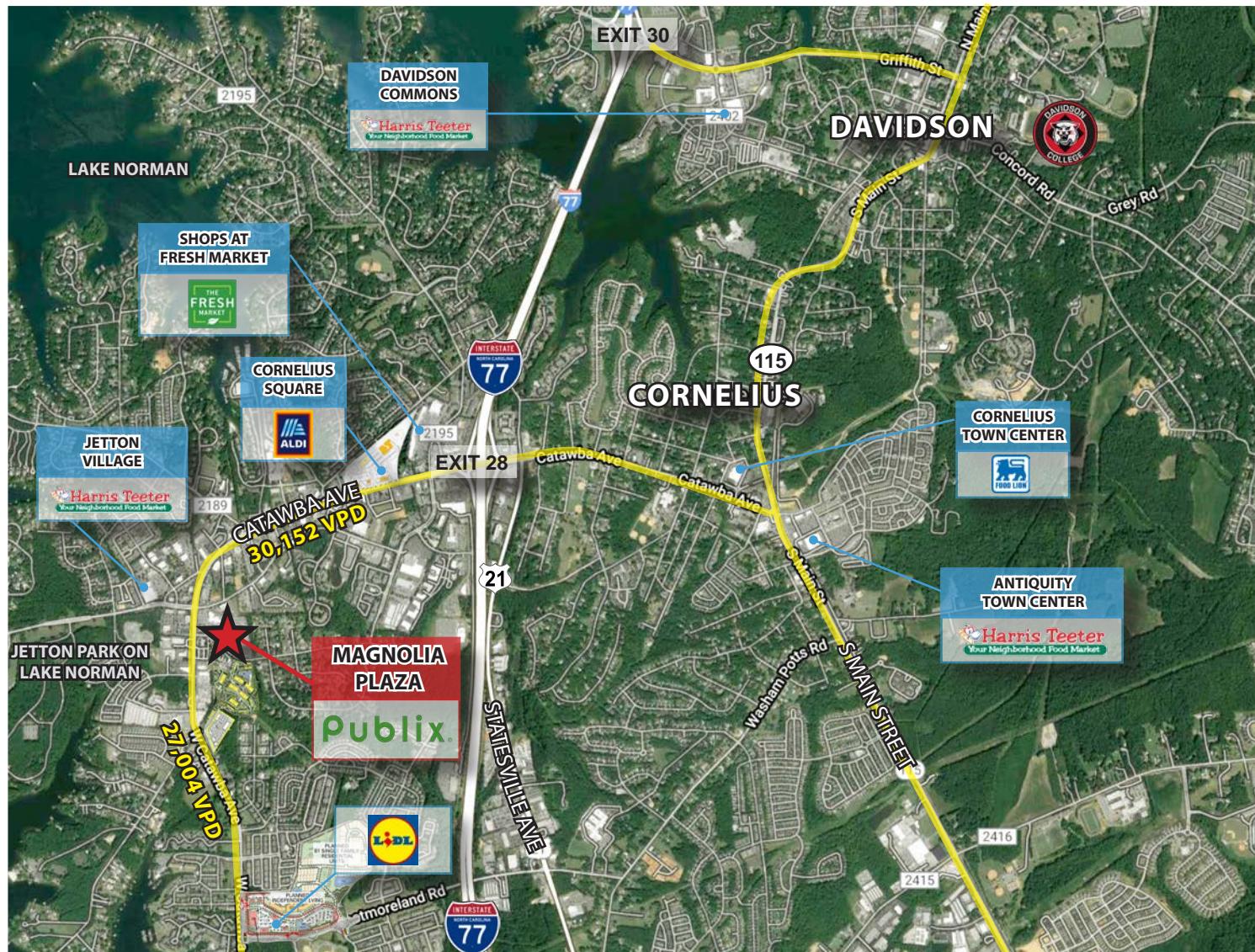
# MAGNOLIA PLAZA

## MAGNOLIA AVENUE AT JETTON ROAD, CORNELIUS, NC 28031

## MARKET

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# MAGNOLIA PLAZA

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## SITE AERIAL

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## SITE PHOTOS

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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     |
|-------|-------------------------|--------|
| B1    | 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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