

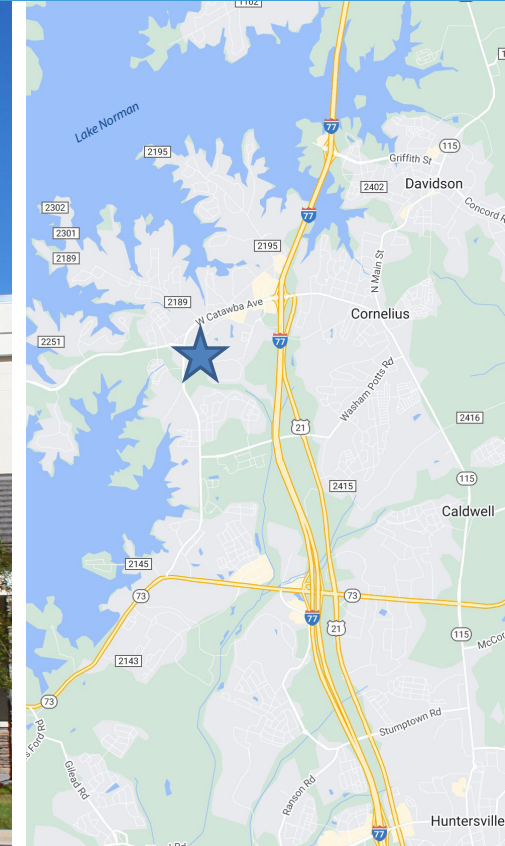
# MAGNOLIA PLAZA

CATAWBA AVENUE AT JETTON ROAD, CORNELIUS, NC 28031

**PUBLIX  
NEIGHBORHOOD  
CENTER**

**NS New South  
Properties**  
NEWSOUTHPROP.COM

**FULLY LEASED**



## PROPERTY INFORMATION

- 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 (2024)

	1 MILE	3 MILES	5 MILES	7 MIN DT
POPULATION	7,091	44,828	92,411	23,479
HOUSEHOLDS	3,197	20,158	38,169	11,045
AVG. HH INCOME	\$189,946	\$166,445	\$177,223	\$177,335
DAYTIME POPULATION	7,048	35,583	56,945	17,039

## BROKER CONTACT

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



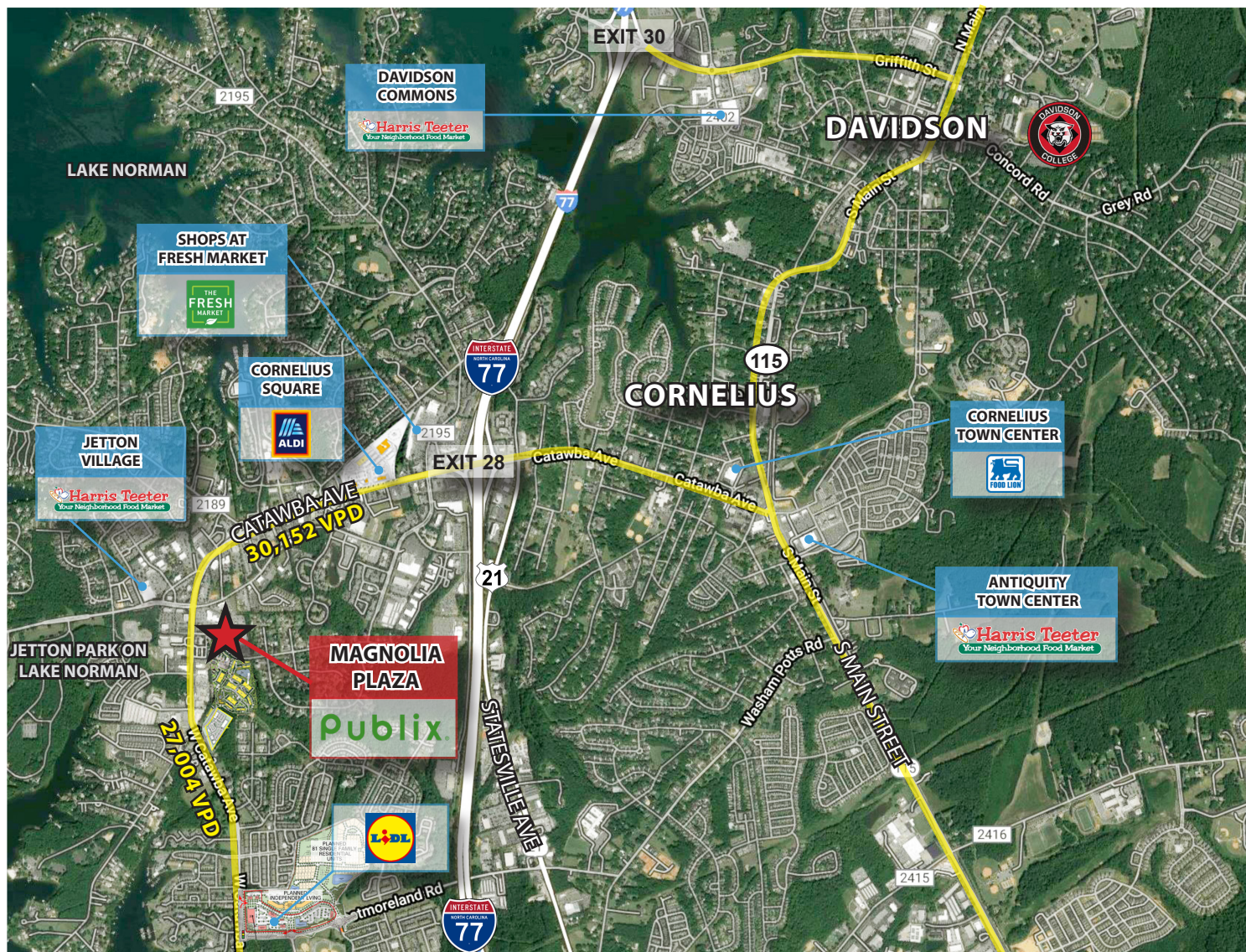
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MARKET

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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	F45 Training	2,518
C21	Growing Up Pediatrics	3,722

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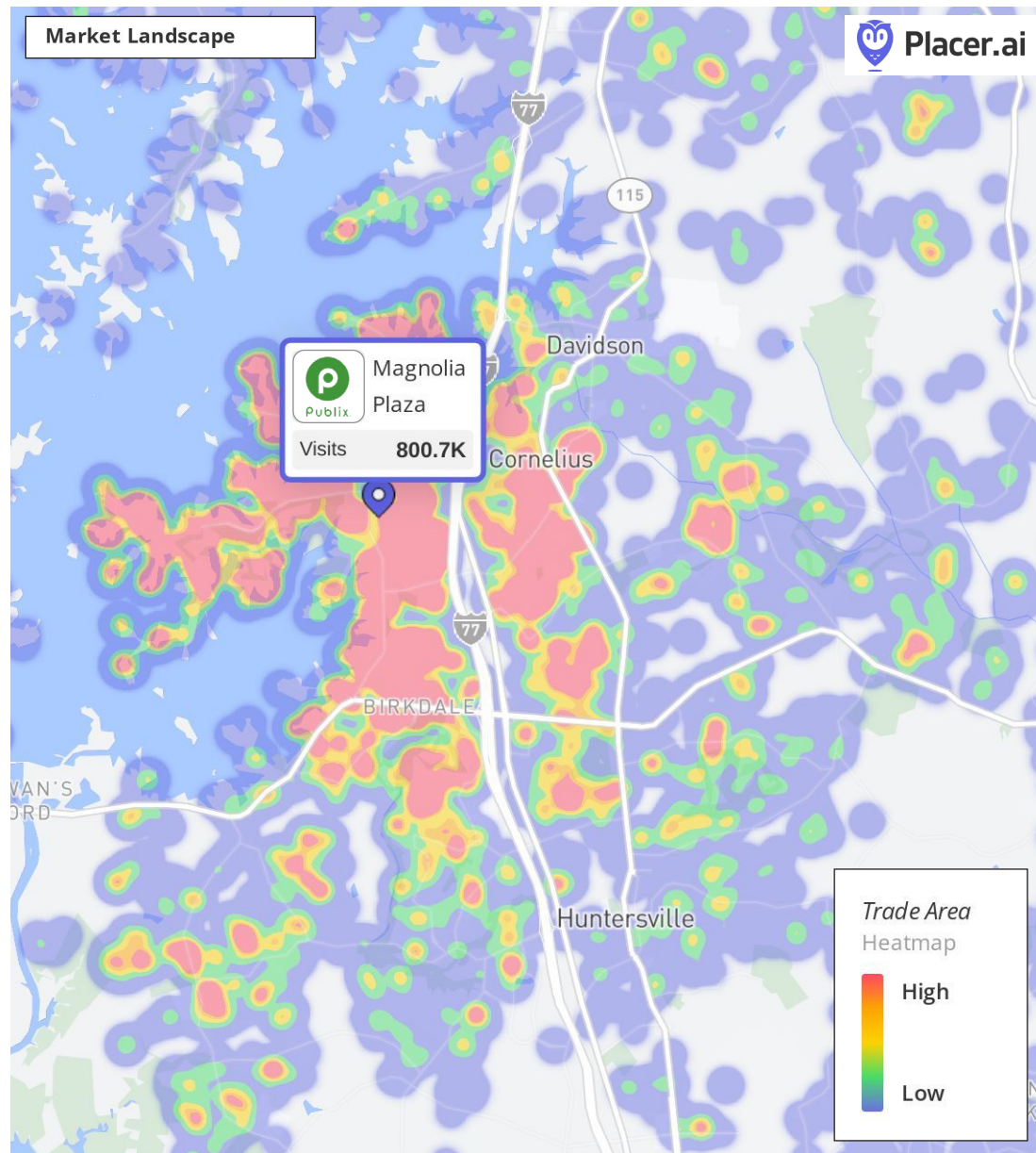
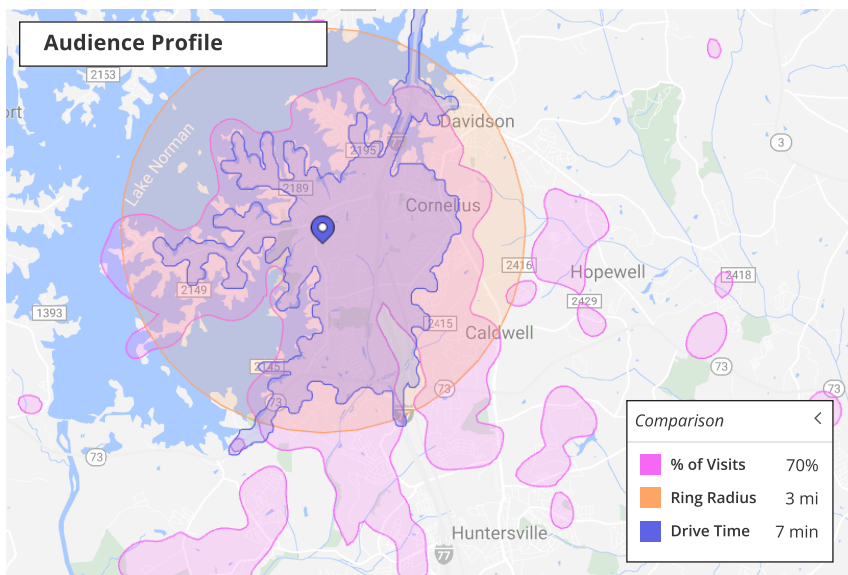
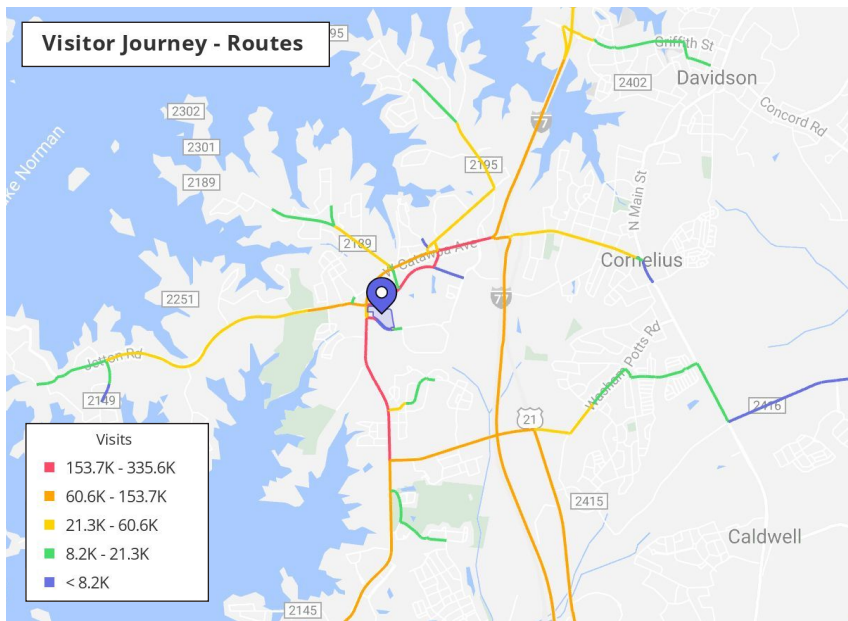
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