

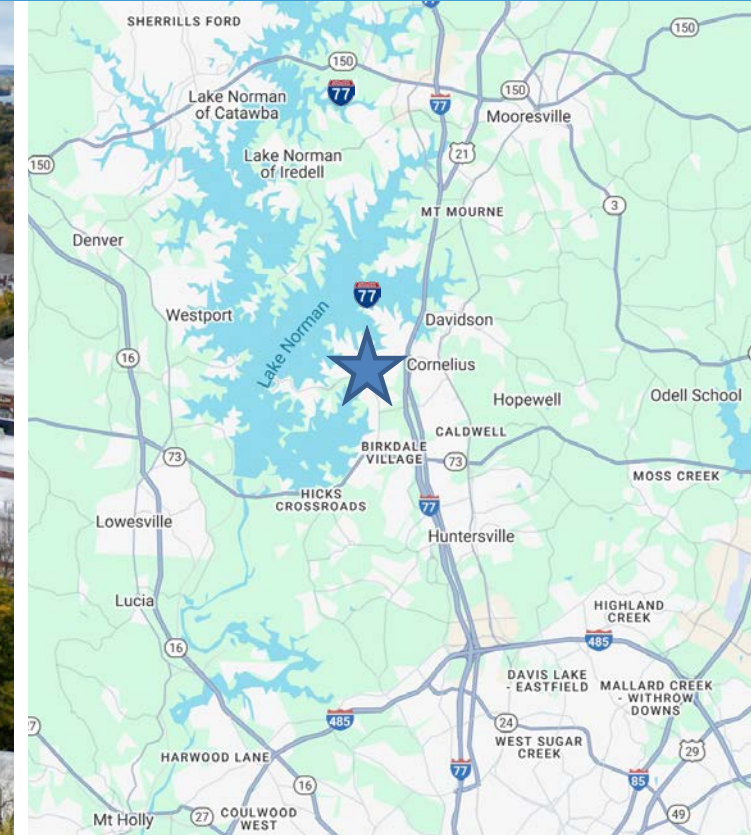
JETTON VILLAGE

JETTON RD & W. CATAWBA AVE., CORNELIUS, NC

RETAIL SPACE
AVAILABLE

NS New South
Properties
NEWSOUTHPROP.COM

± 3,200 SF SPACE AVAILABLE



GLA: 80,600 SF

ACRES: 8

PARKING SPACES: 320

MSA: Charlotte-Concord-Gastonia (NC-SC)

WEB LINK: newsouthprop.com/jetton-village

PROPERTY HIGHLIGHTS

- ± 3,200 SF space available August 2026
- 80,600 SF community center anchored by Harris Teeter
- Serves the high-income Lake Norman communities in North Charlotte/Mecklenburg County submarket
- Located at the intersection of Old Jetton Rd. and W. Catawba Ave just west of I-77
- Average Household Income exceeding \$239,000 within a 1 Mile radius.

DEMOGRAPHICS (2025)

	1 Mile	3 Miles	5 Miles	7 Min DT
 Population	6,666	39,570	86,963	20,007
 Households	2,946	17,589	35,406	9,320
 Avg. HH Income	\$239,217	\$192,928	\$198,015	\$204,345
 Daytime Pop.	7,474	33,766	60,930	16,606

BROKER CONTACT

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psaunders@newsouthprop.com



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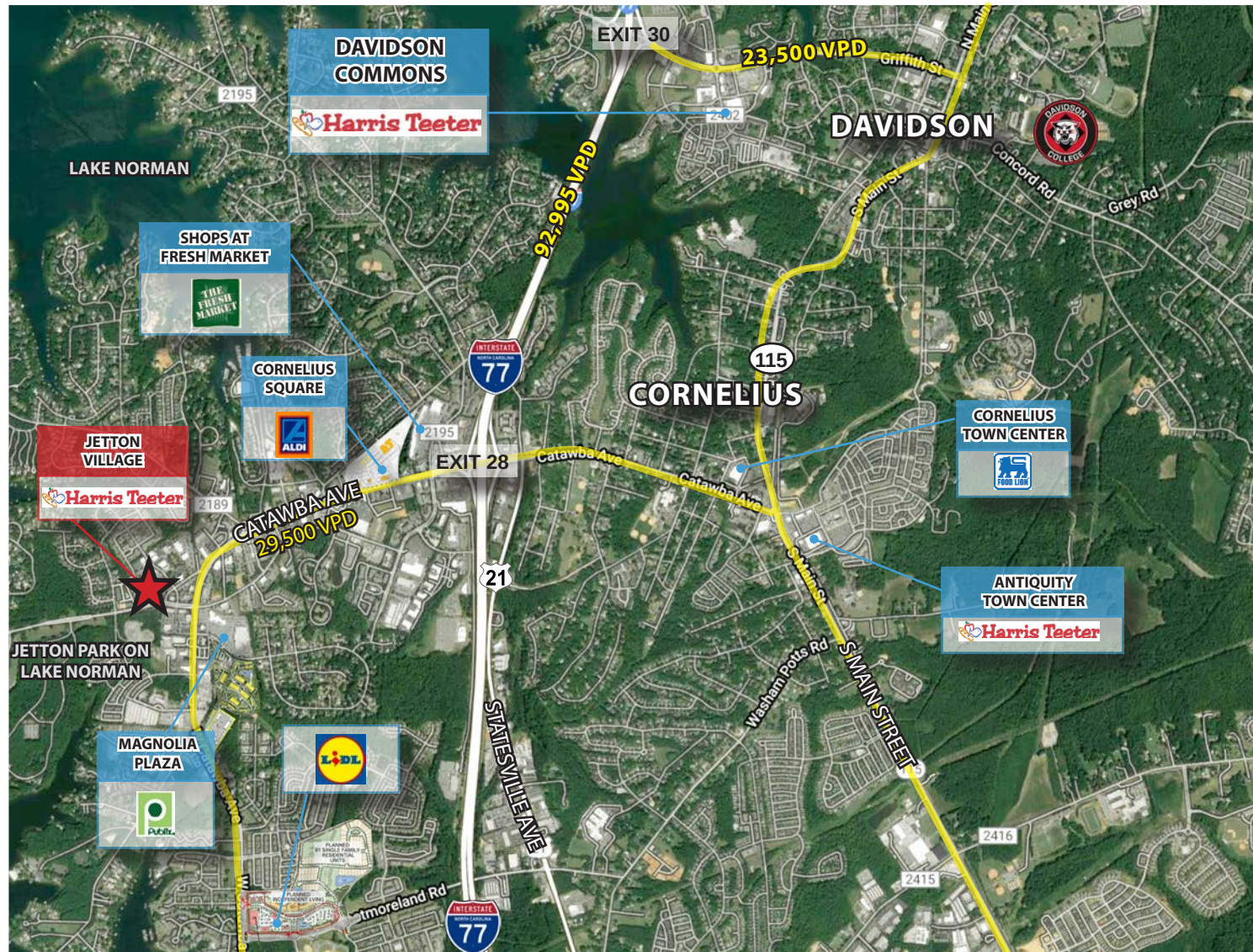
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MARKET
AERIAL

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JETTON VILLAGE

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SITE AERIAL

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JETTON VILLAGE

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SITE PHOTOS

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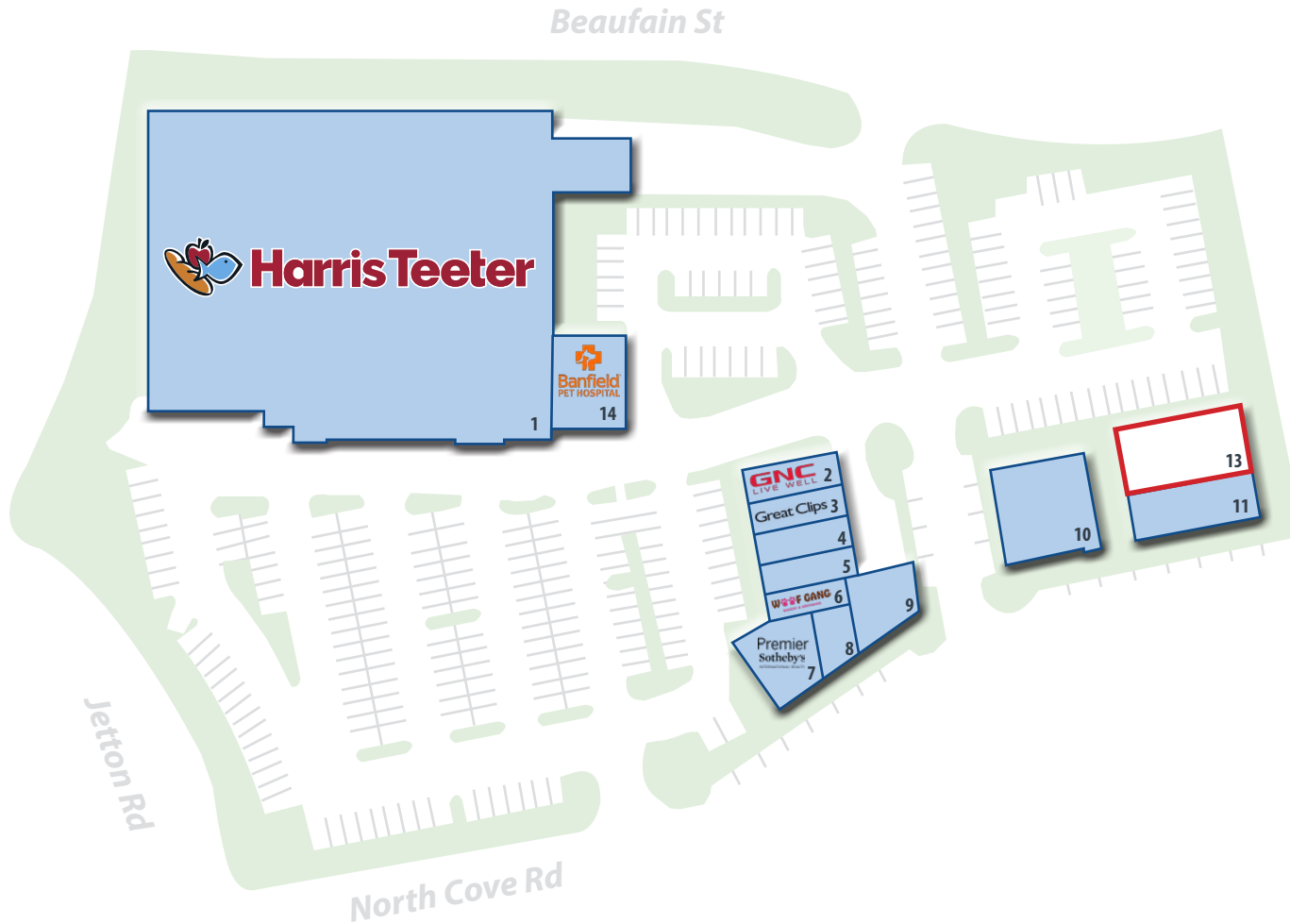
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SITE PLAN

± 3,200 SF SPACE AVAILABLE



JETTON VILLAGE		
Suite	Tenant	Sq Ft
1	Harris Teeter	57,260
2	GNC	1,200
3	Great Clips	1,311
4	Drawn2Art	1,200
5	Postnet	1,306
6	Woof Gang Bakery	1,356
7	Premier Sotheby's Int'l Realty	2,345
8	Peninsula Cleaners	876
9	2020 Nails Spa	1,546
10	Arthur Murray Dance Studio	3,600
11	Remedy Boutique	2,400
13	AVAILABLE	3,200
14	Banfield Pet Hospital	3,000

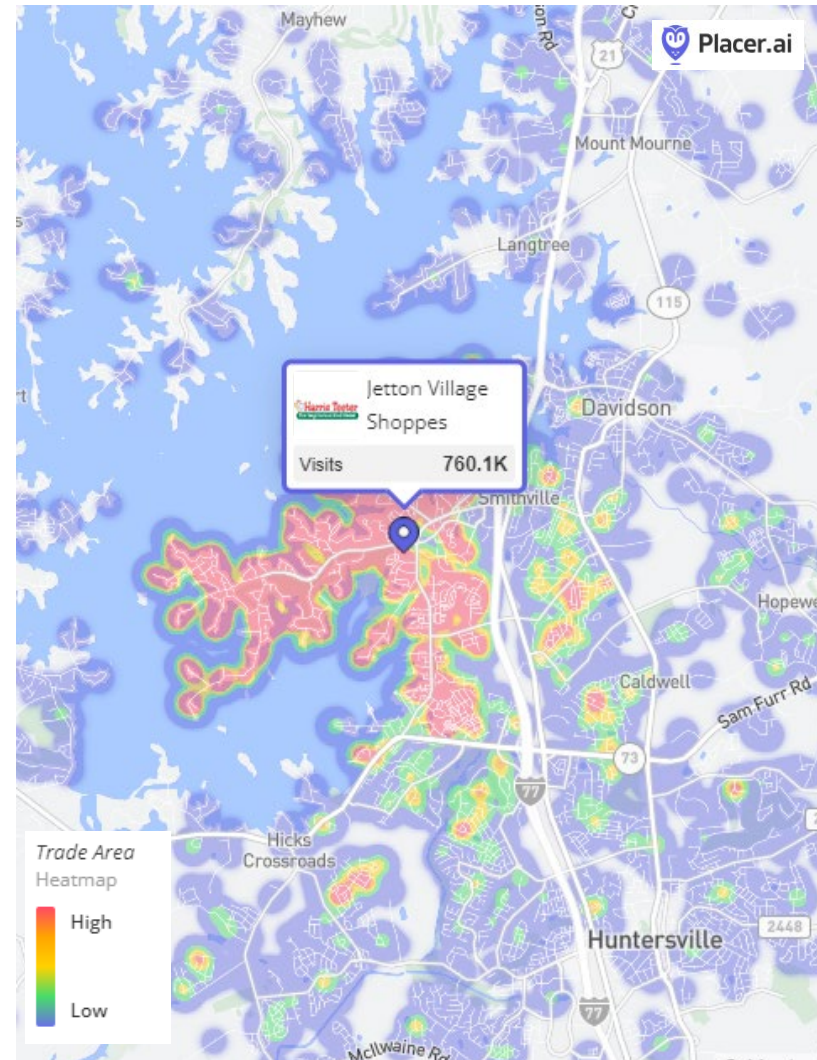
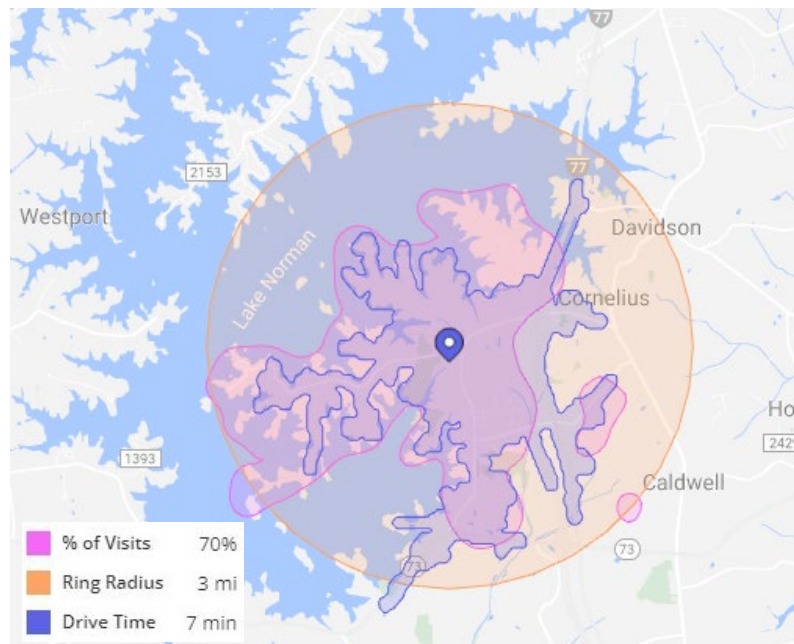
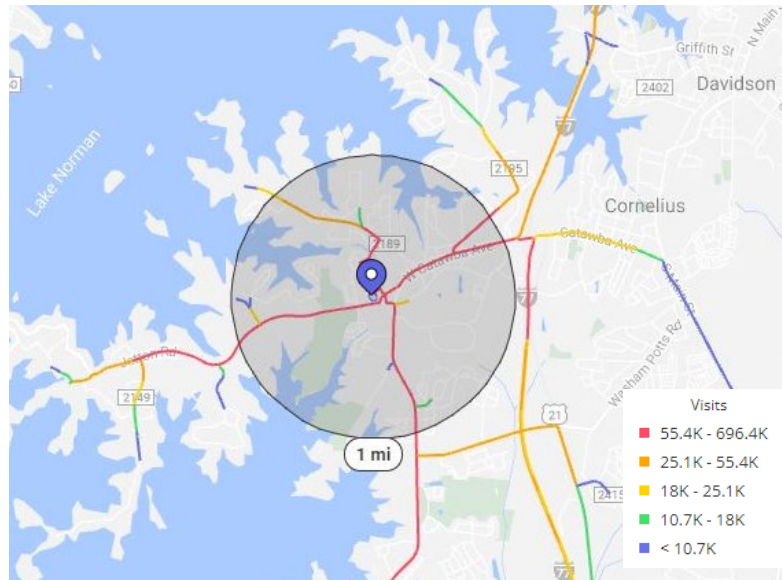
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TRADE AREA
DATA

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Jetton Village | Harris Teeter July 1, 2022 - June 30, 2023

Data provided by Placer Labs Inc. (www.placer.ai)

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