

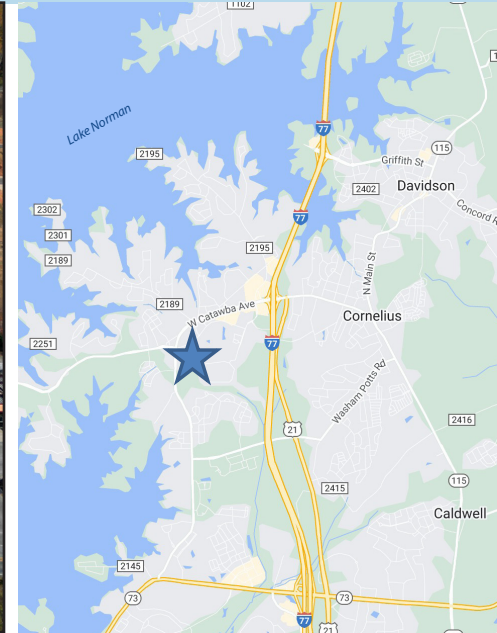
MAGNOLIA PLAZA

CATAWBA AVENUE AT JETTON ROAD, CORNELIUS, NC 28031

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

RETAIL AND RESTAURANT SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- $\pm 4,785$ SF 2nd generation restaurant space available with patio area
- ± 949 SF to 2,687 SF Available Jan 2027
- NOW OPEN: Chicken Salad Chick
- $\pm 83,475$ 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)



POPULATION

1 Mile: 7,486
3 Miles: 44,589
5 Miles: 90,610
Trad Area: 112,362



HOUSEHOLDS

1 Mile: 3,390
3 Miles: 19,393
5 Miles: 36,688
Trad Area: 44,203



AVG. HH INCOME

1 Mile: \$220,288
3 Miles: \$191,387
5 Miles: \$197,816
Trad Area: \$184,855



DAYTIME EMPLOYEES

1 Mile: 7,889
3 Miles: 36,625
5 Miles: 63,224
Trad Area: 69,164

BROKER CONTACT

PAULA SAUNDERS

704.927.2881

psaunders@newsouthprop.com



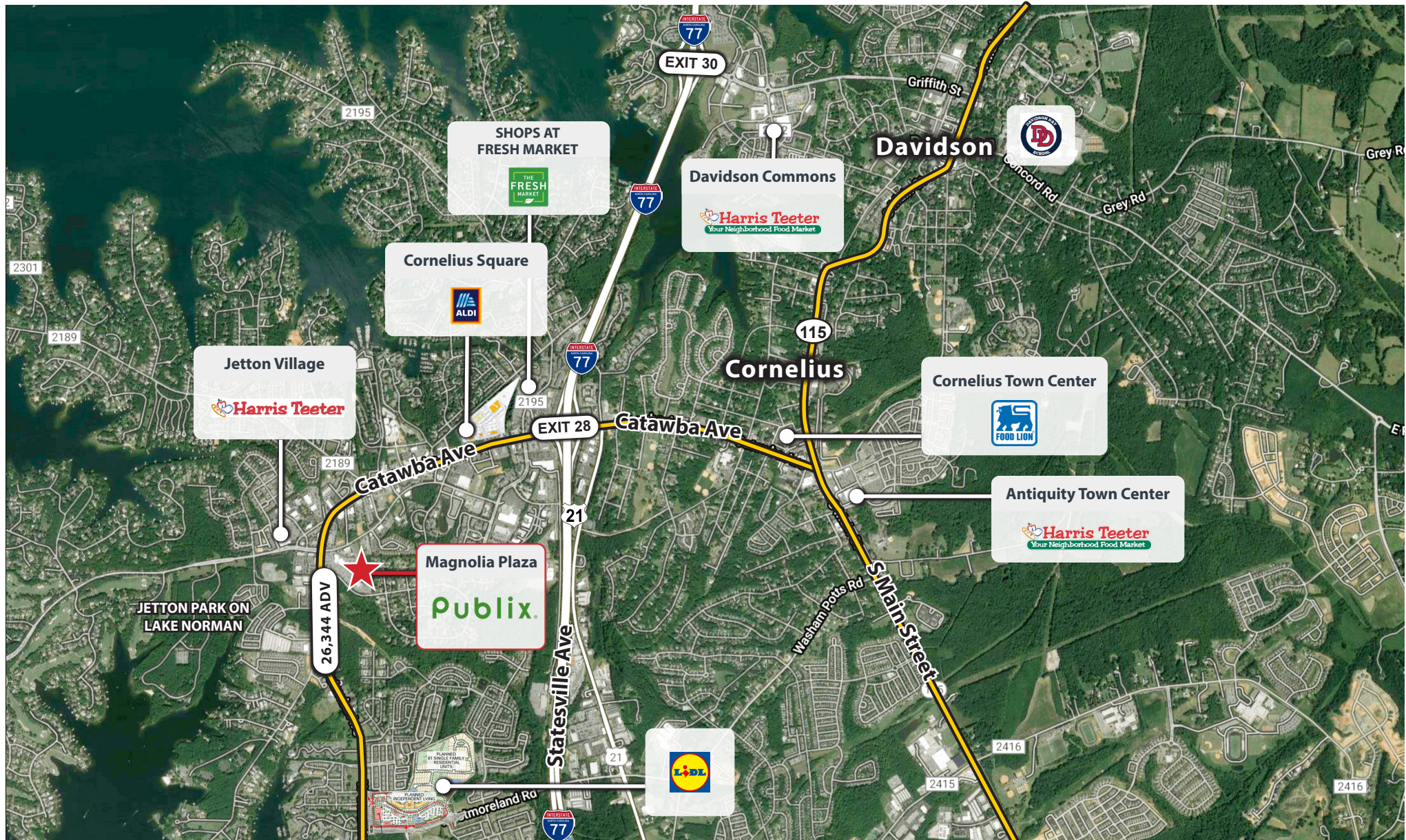
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MARKET

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SITE AERIAL

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SITE PHOTOS

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SITE PLAN

RETAIL AND RESTAURANT SPACE AVAILABLE



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	AVAILABLE	4,785
C3	Juan Loco	1,600
C4	Greco Fresh Grille	1,771
C5	AVAILABLE JAN. 2026	949
C13	AVAILABLE FEB. 2027	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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TRADE AREA

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