

# ONE NORMAN

CATAWBA AVENUE & KNOX RD | CORNELIUS, NC 28031

100% LEASED

ANCHORED BY



**FIVE GUYS**  
BURGERS and FRIES



HomeTrust Bank



## PROPERTY INFORMATION

- To be developed as a new shopping center in the heart of Cornelius
- Traffic light access
- High growth area just north of Charlotte, NC
- Just off Exit 28, Route 77
- Traffic Count: 26,000 vpd
- Close to Davidson College

## AVAILABLE SPACE

- 100% Leased

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,573	45,744	88,443
MEDIAN HH INC	\$125,553	\$124,854	\$135,084
AVERAGE HH INC	\$202,474	\$191,792	\$198,790



www.CharterRealty.com

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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
A	HomeTrust Bank	8,178
B	Andy's Frozen Custard	1,500
C	Chick-fil-A	4,821
D1	Five Guys	2,597
D2	Le Royale Nail Salon	2,200
D3	GoHealth Urgent Care	2,400
E	Aldi	22,400

	Available
	Lease Out
	Occupied



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **7,573**

Households: **3,374**

Daytime Population: **8,469**

Median Age: **42.8**



Average Household Income: **\$202,474**

Median Household Income: **\$125,553**

### 3 MILE RADIUS:



Total Population: **45,744**

Households: **19,534**

Daytime Population: **39,048**

Median Age: **42.2**



Average Household Income: **\$191,792**

Median Household Income: **\$124,854**

### 5 MILE RADIUS:



Total Population: **88,443**

Households: **35,868**

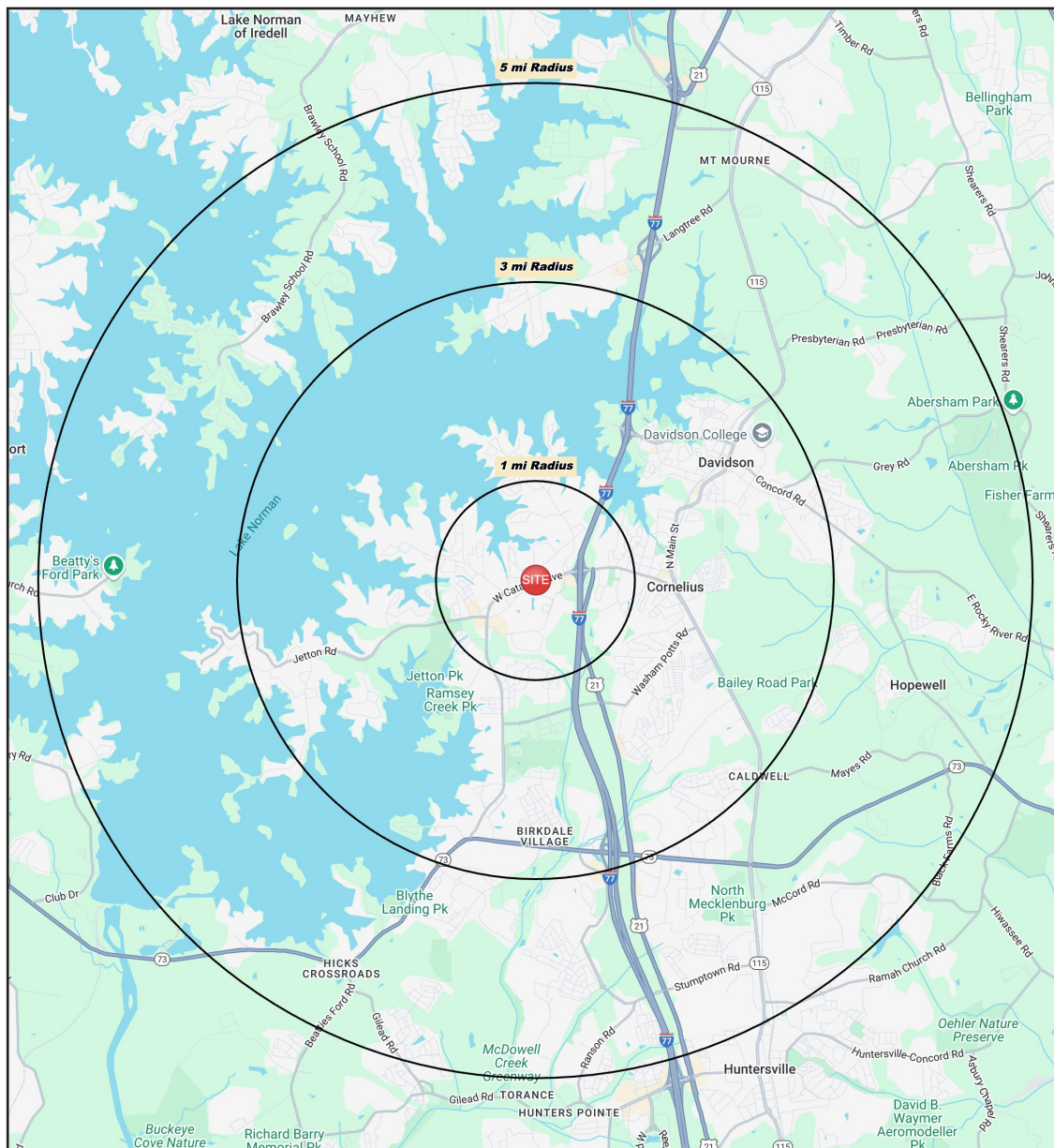
Daytime Population: **62,248**

Median Age: **42.0**



Average Household Income: **\$198,790**

Median Household Income: **\$135,084**



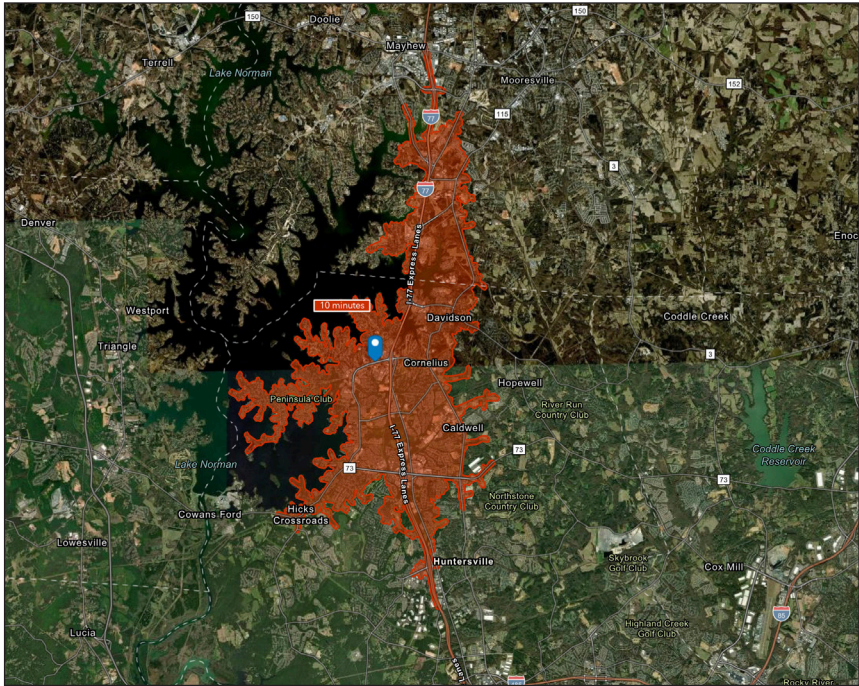
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10 MINUTE DRIVE TIME



## KEY FACTS

53,571

Population

\$107,097

Median Household Income

38.8

Median Age

72,138

Daytime Population

## TAPESTRY SEGMENTS

**Emerald City**

3,073 Households

### Socioeconomic Traits

Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median.

### Household Types

Single-person and nonfamily types make up over half of all households.

### Typical Housing

Single Family; Multi-units

**In Style**

3,031 Households

### Socioeconomic Traits

The population is slightly older and already planning for their retirement. Higher labor force participation rate is at 67% with proportionately more two-worker households

### Household Types

Married couples, primarily with no children or single households.

### Typical Housing

Single Family

**Bright Young Professionals**

2,976 Households

### Socioeconomic Traits

Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.

### Household Types

Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent & single-person households.

### Typical Housing

Single Family; Multi-units

## TOTAL RETAIL SALES

Includes F&B



\$760,244,154

## EDUCATION

Bachelor's Degree  
or Higher



58%

## OWNER OCCUPIED HOME VALUE

Average



\$582,135

## ANNUAL HOUSEHOLD SPENDING

\$5,324

Eating  
Out

\$3,106

Apparel &  
Services

\$9,345

Groceries

\$372

Computer &  
Hardware

\$10,096

Health  
Care



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