



PRIME BANK BRANCH LOCATION WITH DRIVE THRU | **FOR SALE**
20221 W Catawba Ave, Cornelius, NC 28031



CONTACT FOR DETAILS

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*Active business. Please do not disturb.



Property Overview



PRIME BANK BRANCH LOCATION IN CORNELIUS, NC

Unlock a rare investment or owner-user opportunity in one of Lake Norman's most desirable submarkets. This well-located office property offers flexible occupancy options and strong area demographics in a walkable, high-traffic corridor.

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AVAILABILITY	For Sale Leaseback
PARCEL ID	00114516
BUILDING	+/- 4,713 SF
ACREAGE	+/- 0.75 AC
ZONING	HC
SALE PRICE	Contact for Price

PROPERTY HIGHLIGHTS

Sale-Leaseback Opportunity: Owner-occupant will lease back the space for 6-12 months, or vacate sooner if needed

Two-Level Layout: Lower Floor - Well-appointed offices and training room | Upper Floor - Bank branch or office space

Flexible Use Options: Suitable for single-tenant or multi-tenant configuration

Plug-and-Play: Currently occupied, fully built out and ready for immediate use

High Visibility: Frontage on W Catawba Avenue with strong vehicle counts and signage potential

Walkable Location: Surrounded by amenities, dining, and services

Strong Demographics: Over \$120K avg. household income within a 3-mile radius | Dense daytime population and affluent residential base



Population

1 MILE RADIUS	7,720 people
3 MILE RADIUS	46,415 people
5 MILE RADIUS	87,784 people



Number of Households

1 MILE RADIUS	3,380 households
3 MILE RADIUS	19,610 households
5 MILE RADIUS	34,915 households



Median Household Income

1 MILE RADIUS	\$95,277
3 MILE RADIUS	\$106,019
5 MILE RADIUS	\$113,036



Workforce Density

1 MILE RADIUS	4,000 employees
3 MILE RADIUS	18,000 employees
5 MILE RADIUS	35,000 employees



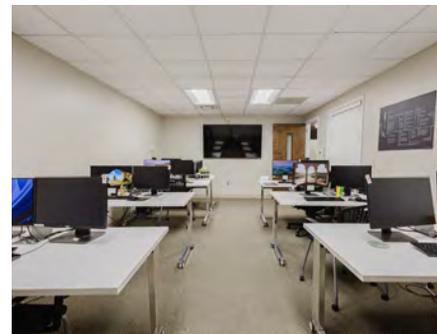
Traffic Volume

About 23,000 vehicles per day





*Back of lot and drive thru.





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CORNELIUS, NC 28031



For more information about sale opportunities and to schedule a tour, please contact:



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