

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE OFFICE SITE



**SERIOUS BUSINESS.
SERIOUS FUN.**

KENTON VILLAGE

Kenton Circle
Cornelius, NC 28031



DETAILS

| | |
|----------------------|-----------------------|
| <u>Size:</u> | up to 250,000 sq. ft. |
| <u>Location:</u> | Cornelius |
| <u>County:</u> | Mecklenburg |
| <u>Inside City?:</u> | Yes (Cornelius) |
| <u>Utilities:</u> | |
| <u>Water:</u> | CMUD |
| <u>Sewer:</u> | CMUD |
| <u>Gas:</u> | Piedmont Nat. Gas |
| <u>Power:</u> | Energy United |
| <u>Phone:</u> | AT&T |

Transportation:

| | |
|-----------------|------------------------|
| <u>I-77:</u> | 1.5 miles |
| <u>I-85:</u> | 10 miles |
| <u>I-40:</u> | 25 miles |
| <u>I-485:</u> | 8 miles |
| <u>Hwy. 73:</u> | .1 miles |
| <u>Airport:</u> | 21 miles (CLT/Douglas) |
| <u>Rail:</u> | N/A |
| <u>Port:</u> | |
| Wilmington: | 220 miles |
| Charleston: | 230 miles |

PRICING

| | |
|--------------------|--------------------|
| <u>Sale Price:</u> | Land: 10.4 Million |
|--------------------|--------------------|

CONTACT INFORMATION

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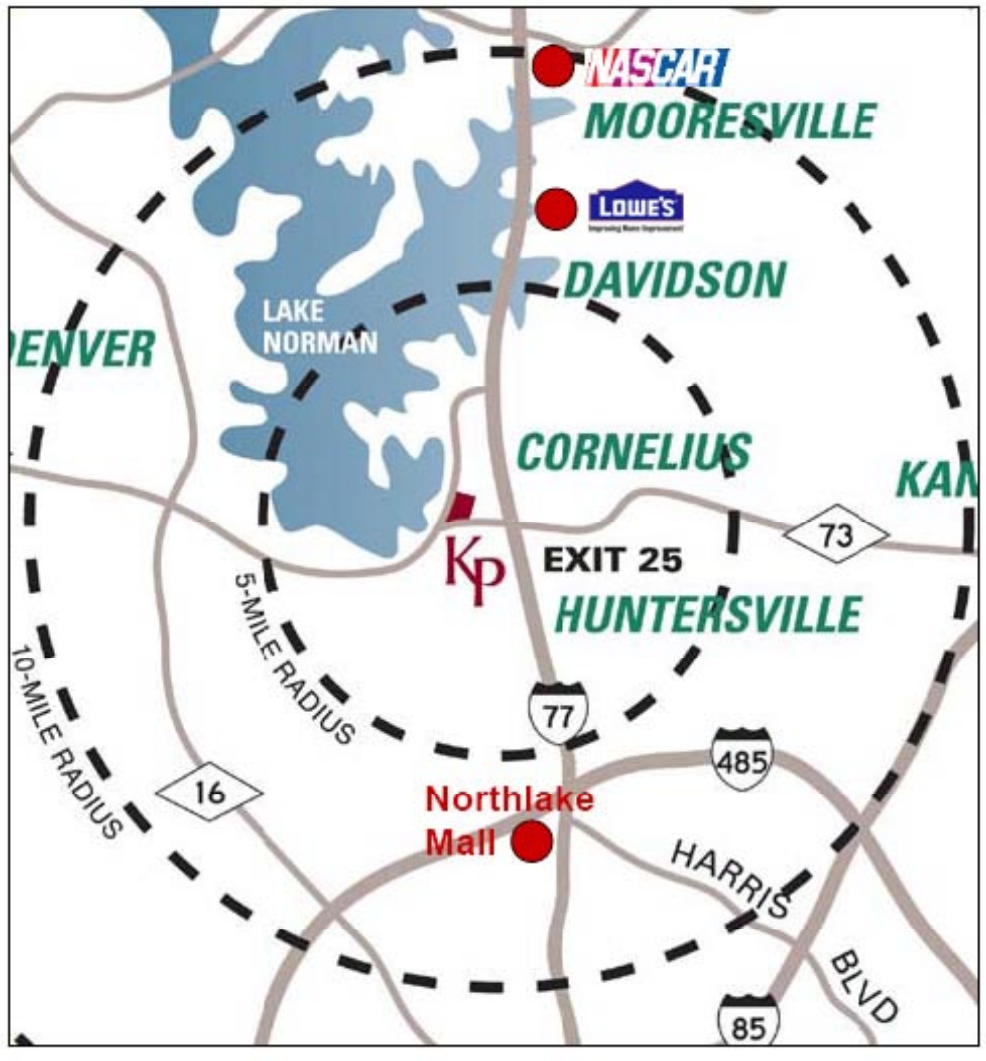
ADDITIONAL INFORMATION

- ❖ Approximately nine acres zoned for up to 250,000 square feet of mixed use office, retail and restaurant development
- ❖ Class A office space available in a pedestrian-friendly environment
- ❖ Infrastructure and utilities in place – site is 'shovel ready'
- ❖ Grocery anchored by Lowe's Foods, women's fitness center, day care, hotel
- ❖ Close proximity to Lake Norman, North Carolina's largest man-made lake
- ❖ Easy access to Uptown Charlotte (only 15 miles north)
- ❖ Charlotte Area Transit System (CATS) stop located on site
- ❖ Tax ID # 00506147, 00506146 & 00506136

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13801 REESE BLVD. WEST, SUITE 200-A • HUNTERSVILLE, NC 28078
PHONE: 704-992-2300 • FAX: 704-992-2233

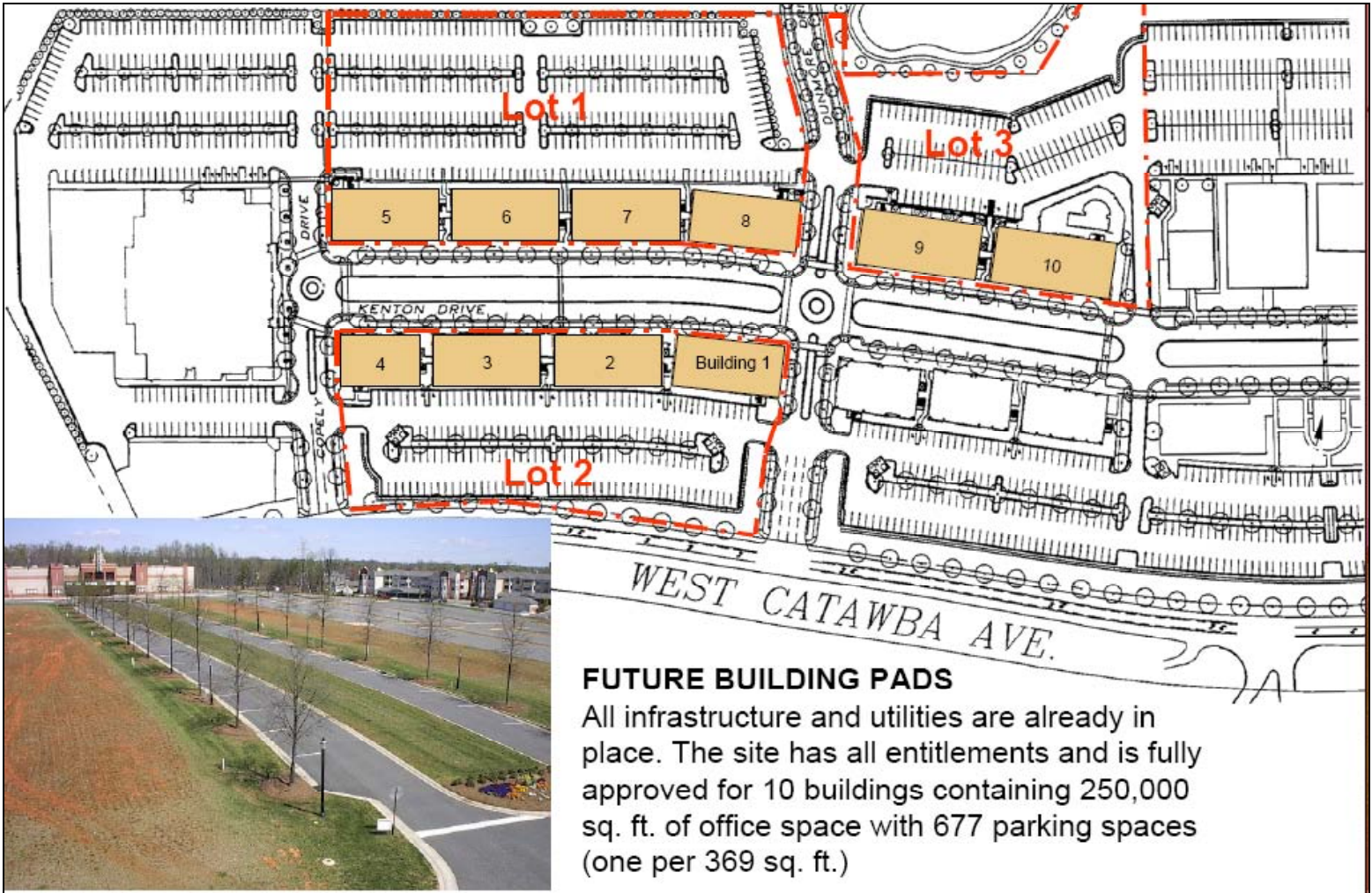
KENTON VILLAGE SITE LOCATION MAP



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KENTON VILLAGE SITE PLAN



FUTURE BUILDING PADS

All infrastructure and utilities are already in place. The site has all entitlements and is fully approved for 10 buildings containing 250,000 sq. ft. of office space with 677 parking spaces (one per 369 sq. ft.)

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