



Jetton Village Shoppes

Cornelius, NC

Charlotte-Concord-Gastonia (NC-SC)



Matt Hockeborn

Leasing Representative

(704) 362-6102

mhockeborn@kimcorealty.com





AERIAL



GROSS LEASABLE AREA (GLA)

80,600 SF

PARKING SPACES

320

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DENSITY AERIAL

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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 Ash & Barrel	3,600
11 Remedy	2,400
13 Tejas Yoga Lab	3,200
14 Banfield Pet Hospital	3,000

ADT:22
11,188

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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www.kimcorealty.com/116720

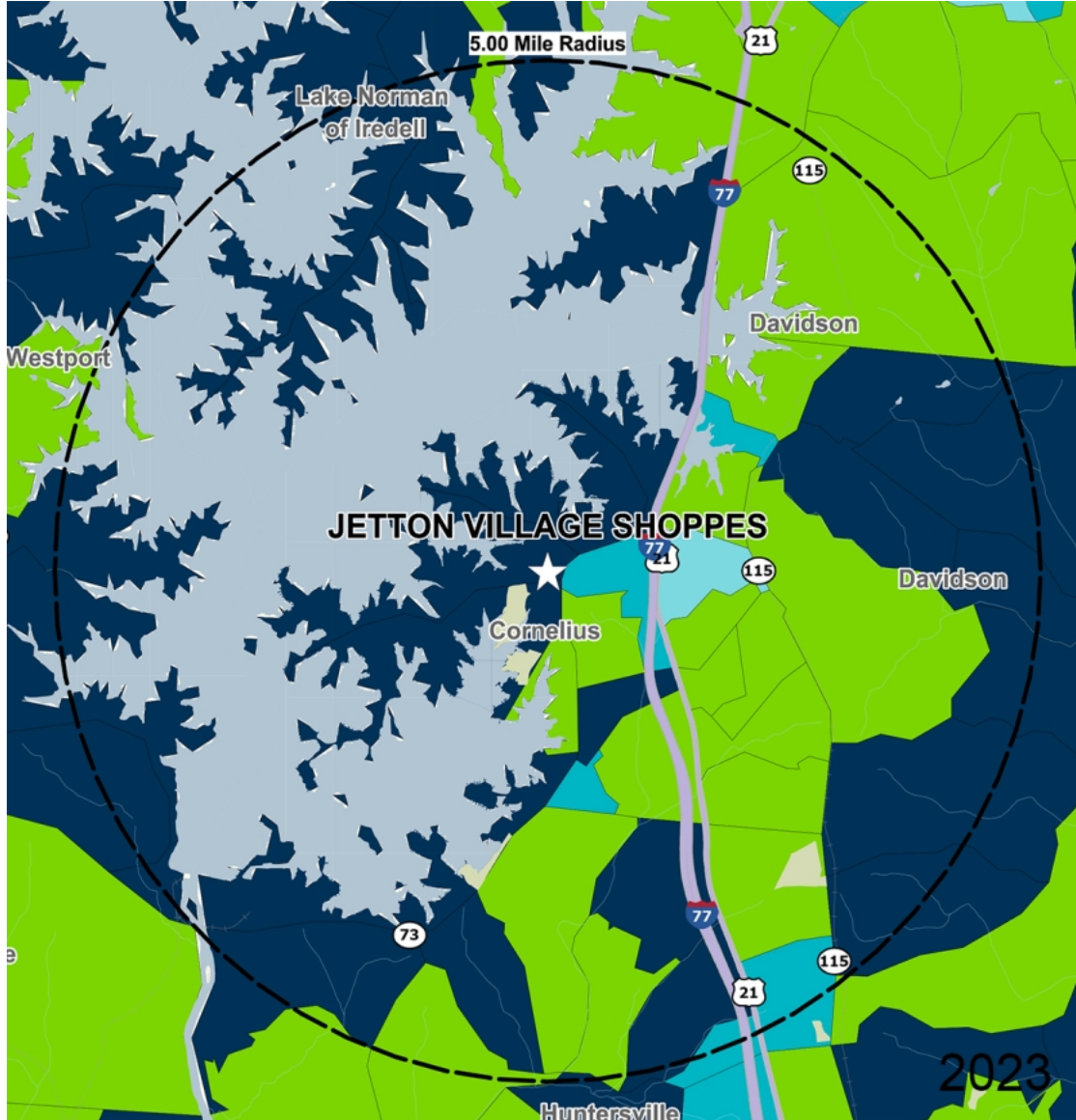


COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	6,876	42,089	86,094
Daytime Pop	8,578	48,205	83,510
Households	3,088	18,432	34,044
Average HH Income	\$171,099	\$144,250	\$151,014
Median HH Income	\$110,123	\$99,869	\$108,340
Per Capita Income	\$76,848	\$63,512	\$60,230

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Jetton Rd. & W. Catawba Ave., Cornelius, NC



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