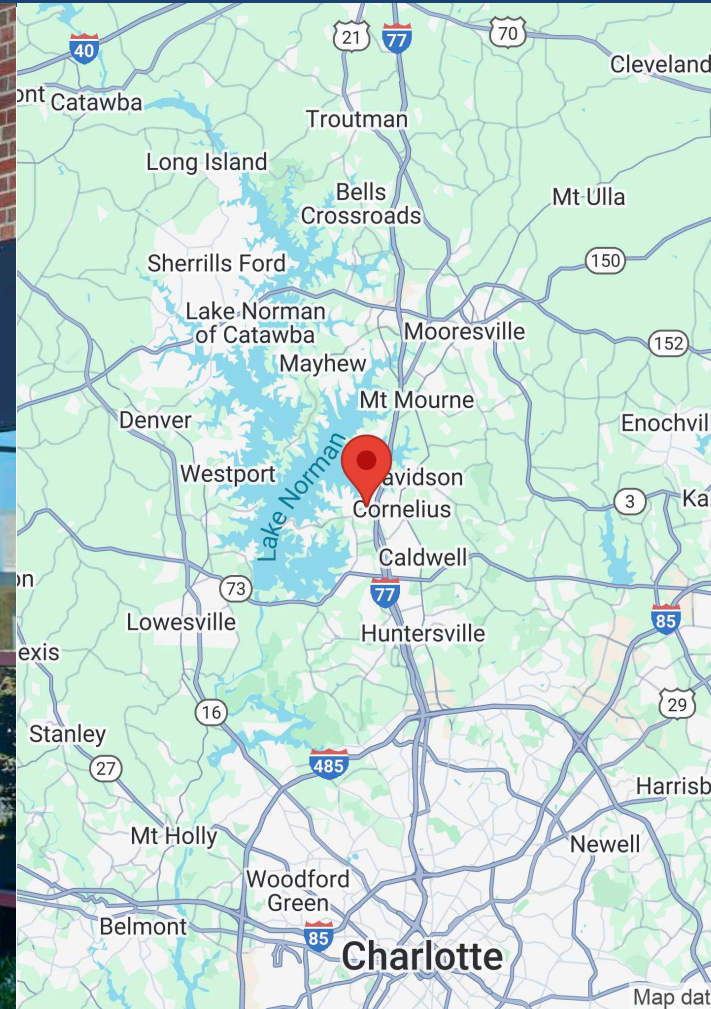


TURNBERRY PLACE

19722 ONE NORMAN DRIVE // CORNELIUS, NC 28031



OWNED GLA
19,133 SF

TRAFFIC COUNTS
I-77 : 30,000 VPD

DEMOGRAPHICS
Population
Avg Income

| | 3 MILE | 5 MILE | 10 MILE |
|------------|-----------|-----------|-----------|
| Population | 45,904 | 86,059 | 284,642 |
| Avg Income | \$130,691 | \$141,640 | \$121,245 |



**ZIFF
REAL ESTATE
PARTNERS**

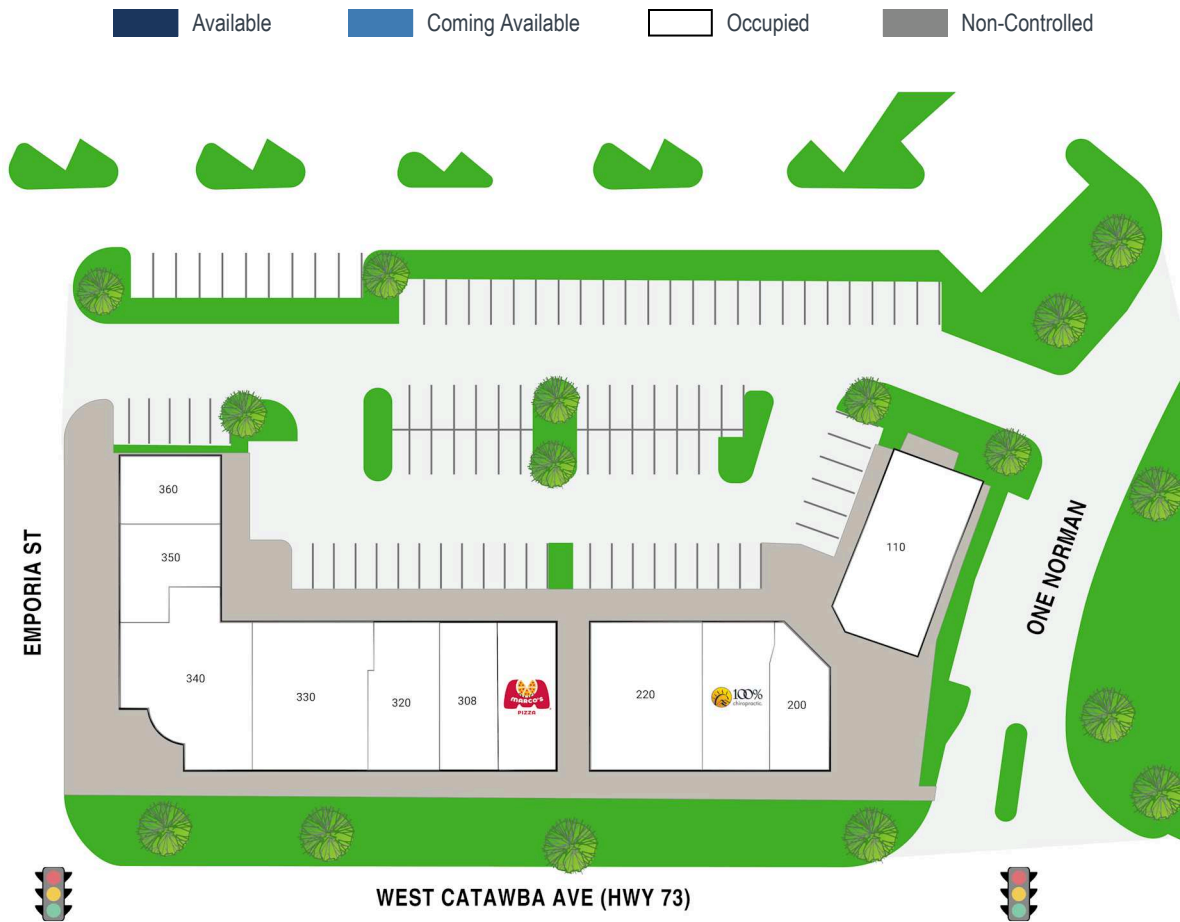
Turnberry Place is a neighborhood retail shopping center located in affluent Cornelius, NC. It is located minutes from Lake Norman, half a mile from I-77 and 20 miles north of downtown Charlotte. Turnberry Place has excellent visibility with frontage directly on West Catawba Avenue and has two rear access points. It sits in a high traffic retail corridor, is close to Davidson College and near nationally recognized primary and secondary schools.

Major Tenants: Bin 110, ISI Elite Training, Eggs Up Grill, Ivy Rehab, 100% Chiropractic

FOR LEASING INFORMATION
Culler Bennett
843.724.3485
cbennett@ziffcre.com
www.ziffcre.com

TURNBERRY PLACE

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| SUITE# | Tenant Name | GLA(SF) |
|--------|-------------------------------|----------|
| 110 | BIN 110 | 2,522 SF |
| 200 | PALM BERRIES | 1,200 SF |
| 210 | 100% CHIROPRACTIC | 1,500 SF |
| 220 | IVY REHAB | 2,400 SF |
| 300 | MARCO'S PIZZA | 1,400 SF |
| 308 | CORNELIUS HUMIDOR AND TOBACCO | 1,200 SF |
| 320 | CAROLINA WEIGHT AND WELLNESS | 1,400 SF |
| 330 | EGGS UP GRILL | 2,502 SF |
| 340 | ISI ELITE TRAINING | 2,761 SF |
| 350 | SHARKEYS CUTS FOR KIDS | 1,175 SF |
| 360 | POP HAIR LOUNGE | 1,073 SF |

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



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