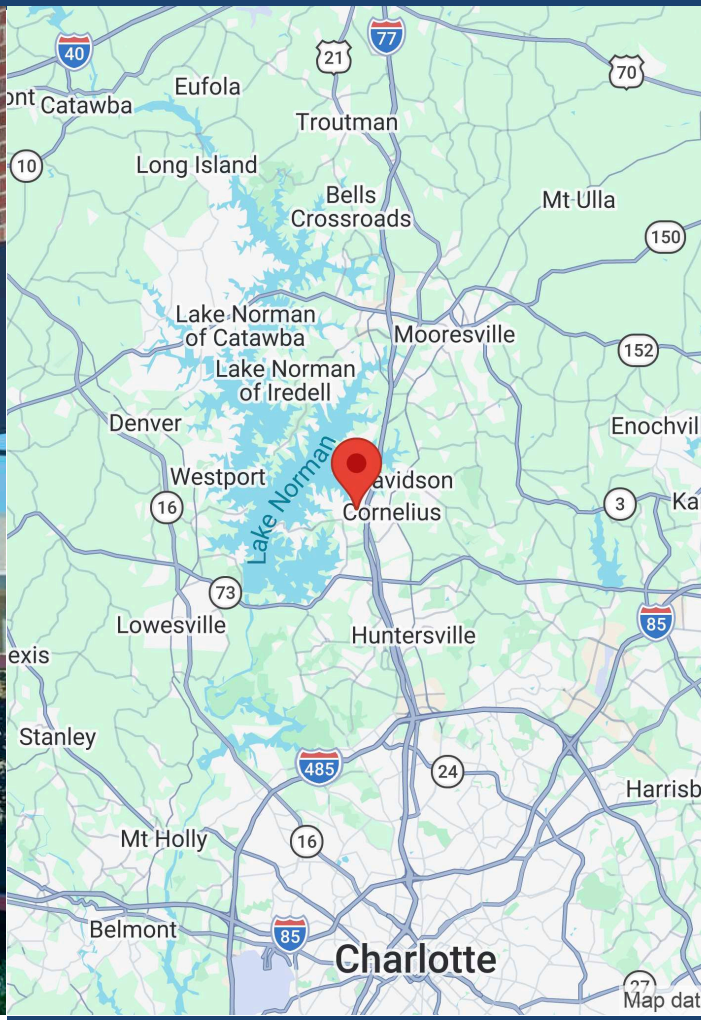
TURNBERRY PLACE

19722 ONE NORMAN DRIVE // CORNELIUS, NC 28031





OWNED GLA	TRAFFIC COUNTS	DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
19,133 SF	I-77 : 100,000 VPD	Population	45,904	86,059	284,642
	W. Catawba Ave : 27,500 VPD	Avg Income	$130,691	$141,640	$121,245

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% Chiropratic

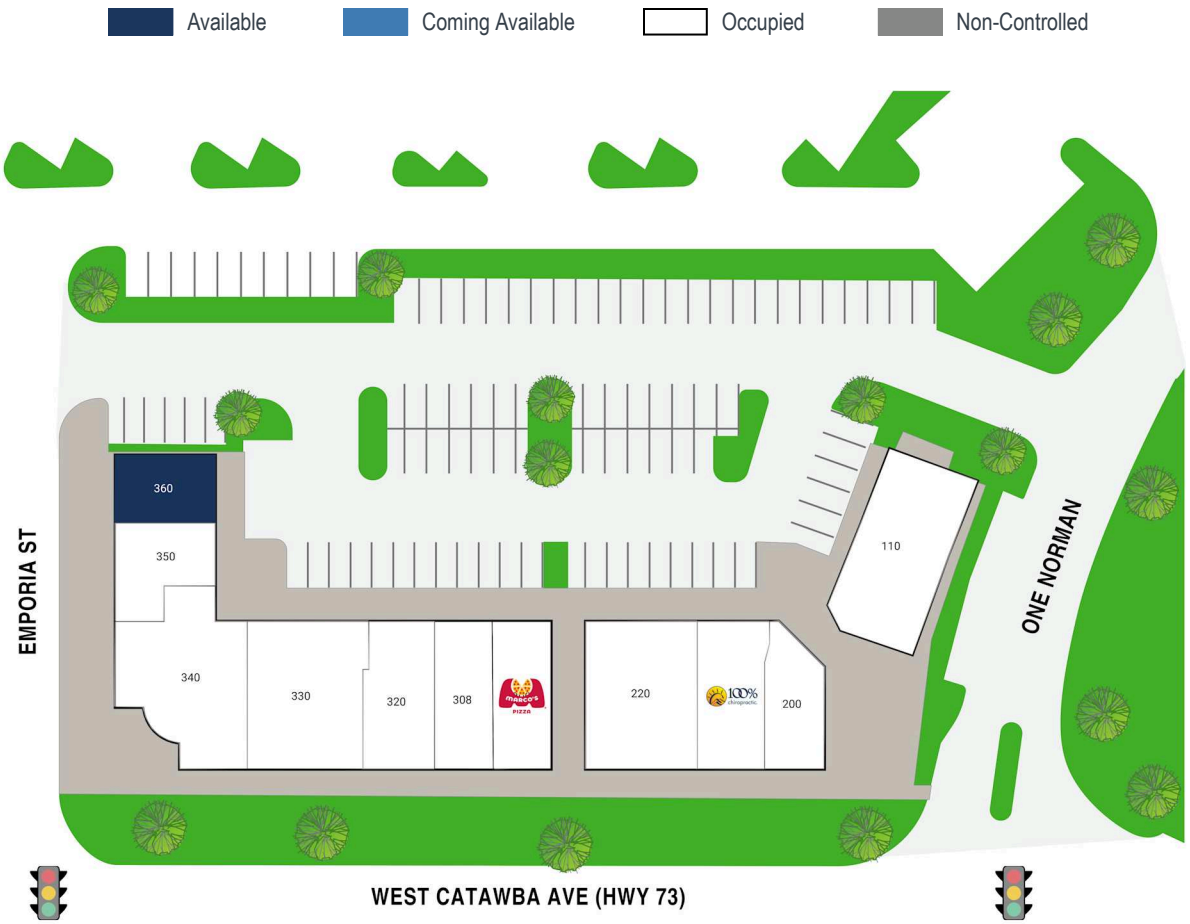
ZRP

ZIFF REAL ESTATE PARTNERS

FOR LEASING INFORMATION
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SUITE#	Tenant Name	GLA(SF)
360	AVAILABLE	1,073 SF

SUITE#	Tenant Name	GLA(SF)
110	BIN 110	2,522 SF
200	PALM BERRIES	1,200 SF
210	100% CHIROPRATIC	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

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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