

# INVESTMENT Lakeside Professional...



Presented by  
G Brokerage

19453 W Catawba Ave, Cornelius, NC 28031



# INVESTMENT Lakeside Professional Building

19453 W Catawba Ave, Cornelius, NC 28031

## Property Details

Lakeside Professional Center is for sale! This investment property provides a highly desirable location on Catawba Avenue Cornelius, NC. This investment property in Lake Norman has street visibility with signage, five individual suites with separate HVAC and utilities, front and rear doors, front and rear parking lot, and all suites are on the first floor providing ease of access. All suites pay their prorated share of taxes and insurance. Lakeside Professional Center is an office building investment property for sale in Lake Norman, NC.

**Price: \$1,150,000**

- Location, Location, Location
- Multi Tenanted
- Street Visibility with Monument Signage
- First Floor Suites
- Walk to Food and Shopping
- Tenants Pay Share of Taxes and Insurance

View the full listing here: <http://www.crelisting.net/XJd7hHZ1Q/?StepID=107>

Price:	\$1,150,000
Building Size:	6,960 SF
Price/SF:	\$165.23
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Investment
Cap Rate:	8.06%
Occupancy:	100%
No. Stories:	1
Building Class:	B

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## Financials, Debt and Unit Mix

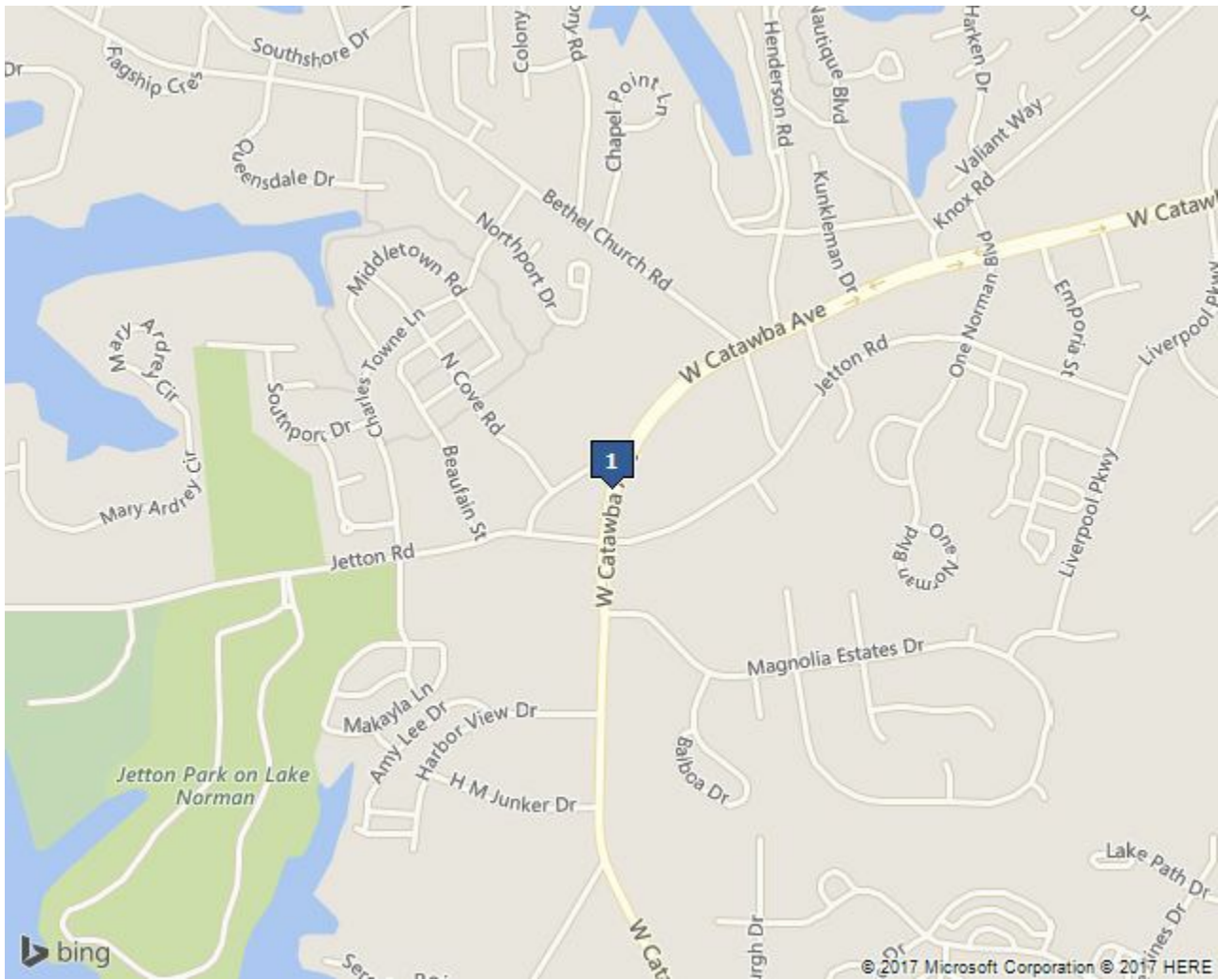
### Financial Summary

AnalysisType	Actual
Net Operating Income	\$93,810

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### Location



### Location Description

Lakeside Professional Center offers a superior location on Catawba Avenue, in the Cornelius part of Lake Norman, between I77 and Jetton Road. This investment property for sale is located near Jetton Village and the newly remodeled Harris Teeter and new Publix shopping center.

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## Property Photos



Building Photo



Primary Photo

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## Property Photos



Building Photo



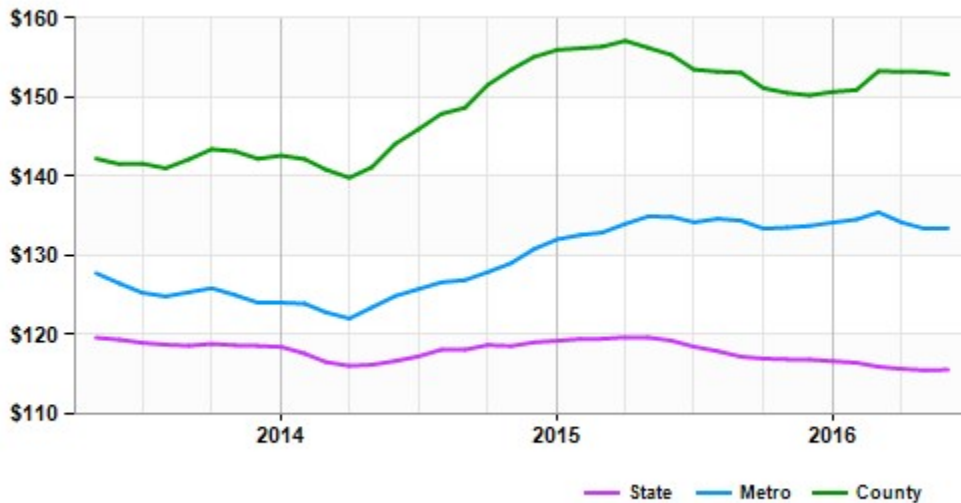
Building Photo

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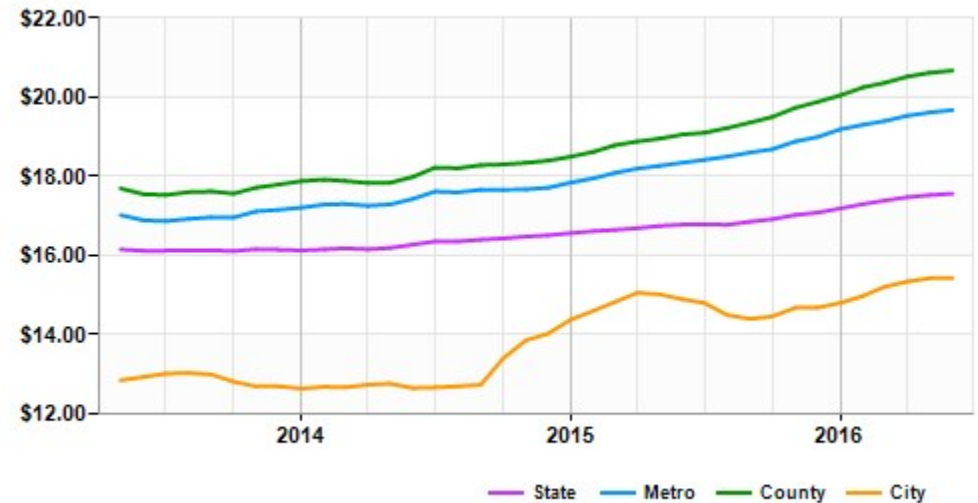
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## Market Trends

Asking Prices Office for Sale Cornelius, NC (\$/SF)



Asking Rent Office for Lease Cornelius, NC (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$116	-0.3%	-3.1%
Metro	\$133	-1.5%	-1.1%
County	\$153	-0.3%	-1.6%

	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$17.56	+1.0%	+4.7%
Metro	\$19.67	+1.4%	+7.3%
City	\$15.43	+1.5%	+3.6%
County	\$20.67	+1.5%	+8.5%

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## Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	3,332	19,872	38,823
2015 Female Population	3,337	21,161	40,785
% 2015 Male Population	49.96%	48.43%	48.77%
% 2015 Female Population	50.04%	51.57%	51.23%
2015 Total Population: Adult	5,407	32,230	59,992
2015 Total Daytime Population	7,745	51,026	85,746
2015 Total Employees	4,358	29,640	42,019
2015 Total Population: Median Age	38	39	38
2015 Total Population: Adult Median Age	45	46	46
2015 Total population: Under 5 years	393	2,470	5,054
2015 Total population: 5 to 9 years	368	2,628	5,999
2015 Total population: 10 to 14 years	319	2,523	5,887
2015 Total population: 15 to 19 years	321	1,942	4,856
2015 Total population: 20 to 24 years	398	1,968	4,038
2015 Total population: 25 to 29 years	604	3,044	4,741
2015 Total population: 30 to 34 years	560	3,297	5,619
2015 Total population: 35 to 39 years	535	3,235	6,140
2015 Total population: 40 to 44 years	584	3,448	7,126
2015 Total population: 45 to 49 years	484	3,067	6,288
2015 Total population: 50 to 54 years	541	3,032	5,956
2015 Total population: 55 to 59 years	421	2,640	4,905

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## Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	399	2,440	4,264
2015 Total population: 65 to 69 years	313	2,099	3,604
2015 Total population: 70 to 74 years	184	1,245	2,188
2015 Total population: 75 to 79 years	114	851	1,314
2015 Total population: 80 to 84 years	64	585	861
2015 Total population: 85 years and over	67	519	768
% 2015 Total population: Under 5 years	5.89%	6.02%	6.35%
% 2015 Total population: 5 to 9 years	5.52%	6.40%	7.54%
% 2015 Total population: 10 to 14 years	4.78%	6.15%	7.39%
% 2015 Total population: 15 to 19 years	4.81%	4.73%	6.10%
% 2015 Total population: 20 to 24 years	5.97%	4.80%	5.07%
% 2015 Total population: 25 to 29 years	9.06%	7.42%	5.96%
% 2015 Total population: 30 to 34 years	8.40%	8.03%	7.06%
% 2015 Total population: 35 to 39 years	8.02%	7.88%	7.71%
% 2015 Total population: 40 to 44 years	8.76%	8.40%	8.95%
% 2015 Total population: 45 to 49 years	7.26%	7.47%	7.90%
% 2015 Total population: 50 to 54 years	8.11%	7.39%	7.48%
% 2015 Total population: 55 to 59 years	6.31%	6.43%	6.16%
% 2015 Total population: 60 to 64 years	5.98%	5.95%	5.36%
% 2015 Total population: 65 to 69 years	4.69%	5.12%	4.53%
% 2015 Total population: 70 to 74 years	2.76%	3.03%	2.75%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	1.71%	2.07%	1.65%
% 2015 Total population: 80 to 84 years	0.96%	1.43%	1.08%
% 2015 Total population: 85 years and over	1.00%	1.26%	0.96%
2015 White alone	5,995	35,604	69,014
2015 Black or African American alone	282	2,738	5,211
2015 American Indian and Alaska Native alone	9	117	227
2015 Asian alone	159	1,092	2,304
2015 Native Hawaiian and OPI alone	4	8	48
2015 Some Other Race alone	151	763	1,317
2015 Two or More Races alone	69	711	1,487
2015 Hispanic	326	2,196	4,339
2015 Not Hispanic	6,343	38,837	75,269
% 2015 White alone	89.89%	86.77%	86.69%
% 2015 Black or African American alone	4.23%	6.67%	6.55%
% 2015 American Indian and Alaska Native alone	0.13%	0.29%	0.29%
% 2015 Asian alone	2.38%	2.66%	2.89%
% 2015 Native Hawaiian and OPI alone	0.06%	0.02%	0.06%
% 2015 Some Other Race alone	2.26%	1.86%	1.65%
% 2015 Two or More Races alone	1.03%	1.73%	1.87%
% 2015 Hispanic	4.89%	5.35%	5.45%
% 2015 Not Hispanic	95.11%	94.65%	94.55%

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<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Not Hispanic: White alone	3,258	19,134	37,408
2015 Not Hispanic: Black or African American alone	86	1,336	2,313
2015 Not Hispanic: American Indian and Alaska Native alone	6	39	71
2015 Not Hispanic: Asian alone	35	257	541
2015 Not Hispanic: Native Hawaiian and OPI alone	1	13	21
2015 Not Hispanic: Some Other Race alone	1	6	17
2015 Not Hispanic: Two or More Races	20	128	254
% 2015 Not Hispanic: White alone	92.74%	89.10%	89.86%
% 2015 Not Hispanic: Black or African American alone	2.45%	6.22%	5.56%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.17%	0.18%	0.17%
% 2015 Not Hispanic: Asian alone	1.00%	1.20%	1.30%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.03%	0.06%	0.05%
% 2015 Not Hispanic: Some Other Race alone	0.03%	0.03%	0.04%
% 2015 Not Hispanic: Two or More Races	0.57%	0.60%	0.61%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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<b>Population Change (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Total Population	6,669	41,033	79,608
2015 Households	2,952	16,984	29,990
Population Change 2010-2015	880	5,637	9,434
Household Change 2010-2015	235	1,484	2,459
% Population Change 2010-2015	15.20%	15.93%	13.44%
% Household Change 2010-2015	8.65%	9.57%	8.93%
Population Change 2000-2015	3,156	19,558	37,980
Household Change 2000-2015	1,368	7,897	13,969
% Population Change 2000 to 2015	89.84%	91.07%	91.24%
% Household Change 2000 to 2015	86.36%	86.90%	87.19%

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Housing Units	1,785	10,315	17,929
2015 Occupied Housing Units	1,584	9,089	16,022
2015 Owner Occupied Housing Units	1,094	6,635	12,207
2015 Renter Occupied Housing Units	490	2,454	3,815
2015 Vacant Housings Units	201	1,227	1,907
% 2015 Occupied Housing Units	88.74%	88.11%	89.36%

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<b>Housing (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2015 Owner occupied housing units	69.07%	73.00%	76.19%
% 2015 Renter occupied housing units	30.93%	27.00%	23.81%
% 2000 Vacant housing units	11.26%	11.90%	10.64%

<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Household Income: Median	\$86,437	\$78,335	\$83,971
2015 Household Income: Average	\$127,527	\$111,364	\$116,339
2015 Per Capita Income	\$56,449	\$46,510	\$44,905
2015 Household income: Less than \$10,000	110	779	1,217
2015 Household income: \$10,000 to \$14,999	56	454	672
2015 Household income: \$15,000 to \$19,999	35	359	624
2015 Household income: \$20,000 to \$24,999	94	682	1,151
2015 Household income: \$25,000 to \$29,999	156	546	830
2015 Household income: \$30,000 to \$34,999	101	529	826
2015 Household income: \$35,000 to \$39,999	91	702	1,078
2015 Household income: \$40,000 to \$44,999	125	676	1,116
2015 Household income: \$45,000 to \$49,999	157	829	1,296
2015 Household income: \$50,000 to \$59,999	182	1,250	2,124
2015 Household income: \$60,000 to \$74,999	186	1,385	2,718
2015 Household income: \$75,000 to \$99,999	400	2,256	3,742
2015 Household income: \$100,000 to \$124,999	279	1,852	3,483
2015 Household income: \$125,000 to \$149,999	180	1,085	2,266
2015 Household income: \$150,000 to \$199,999	257	1,392	2,794

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<b>Income (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Household income: \$200,000 or more	543	2,208	4,053
% 2015 Household income: Less than \$10,000	3.73%	4.59%	4.06%
% 2015 Household income: \$10,000 to \$14,999	1.90%	2.67%	2.24%
% 2015 Household income: \$15,000 to \$19,999	1.19%	2.11%	2.08%
% 2015 Household income: \$20,000 to \$24,999	3.18%	4.02%	3.84%
% 2015 Household income: \$25,000 to \$29,999	5.28%	3.21%	2.77%
% 2015 Household income: \$30,000 to \$34,999	3.42%	3.11%	2.75%
% 2015 Household income: \$35,000 to \$39,999	3.08%	4.13%	3.59%
% 2015 Household income: \$40,000 to \$44,999	4.23%	3.98%	3.72%
% 2015 Household income: \$45,000 to \$49,999	5.32%	4.88%	4.32%
% 2015 Household income: \$50,000 to \$59,999	6.17%	7.36%	7.08%
% 2015 Household income: \$60,000 to \$74,999	6.30%	8.15%	9.06%
% 2015 Household income: \$75,000 to \$99,999	13.55%	13.28%	12.48%
% 2015 Household income: \$100,000 to \$124,999	9.45%	10.90%	11.61%
% 2015 Household income: \$125,000 to \$149,999	6.10%	6.39%	7.56%
% 2015 Household income: \$150,000 to \$199,999	8.71%	8.20%	9.32%
% 2015 Household income: \$200,000 or more	18.39%	13.00%	13.51%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Childrens/Infants clothing stores	\$871,206	\$4,886,958	\$8,764,389
2015 Jewelry stores	\$362,826	\$1,959,076	\$3,532,859
2015 Mens clothing stores	\$1,067,163	\$5,966,705	\$10,750,667
2015 Shoe stores	\$1,067,745	\$5,990,429	\$10,807,101

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$1,825,500	\$10,240,426	\$18,441,203
2015 Automobile dealers	\$14,877,599	\$82,732,030	\$149,844,111
2015 Automotive parts and accessories stores	\$2,761,124	\$15,613,568	\$28,209,945
2015 Other motor vehicle dealers	\$365,489	\$2,113,872	\$3,811,571
2015 Tire dealers	\$1,234,127	\$6,975,986	\$12,587,868
2015 Hardware stores	\$61,040	\$345,647	\$638,282
2015 Home centers	\$632,628	\$3,504,182	\$6,391,168
2015 Nursery and garden centers	\$803,247	\$4,348,763	\$7,922,468
2015 Outdoor power equipment stores	\$320,671	\$1,816,767	\$3,286,794
2015 Paint andwallpaper stores	\$66,882	\$383,669	\$697,733
2015 Appliance, television, and other electronics stores	\$1,986,023	\$11,091,176	\$20,115,636
2015 Camera andphotographic supplies stores	\$161,847	\$892,980	\$1,629,013
2015 Computer andsoftware stores	\$5,022,964	\$28,532,044	\$51,203,662
2015 Beer, wine, and liquor stores	\$932,519	\$5,164,951	\$9,305,749
2015 Convenience stores	\$3,949,549	\$22,157,158	\$39,738,559
2015 Restaurant Expenditures	\$3,864,256	\$21,494,355	\$38,852,969
2015 Supermarkets and other grocery (except convenience) stores	\$14,055,303	\$79,865,320	\$143,488,399
2015 Furniture stores	\$1,435,345	\$7,885,338	\$14,262,535
2015 Home furnishings stores	\$4,742,144	\$26,673,804	\$48,291,611
2015 General merchandise stores	\$25,466,167	\$141,751,886	\$256,919,434
2015 Gasoline stations with convenience stores	\$12,185,311	\$69,214,109	\$124,399,125

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## Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$8,680,617	\$49,577,644	\$89,162,107
2015 Department stores (excl leased depts)	\$25,103,341	\$139,792,810	\$253,386,575
2015 General merchandise stores	\$25,466,167	\$141,751,886	\$256,919,434
2015 Other health and personal care stores	\$994,324	\$5,545,243	\$10,037,542
2015 Pharmacies and drug stores	\$3,780,137	\$21,388,108	\$38,589,385
2015 Pet and pet supplies stores	\$1,004,700	\$5,768,456	\$10,410,265
2015 Book, periodical, and music stores	\$174,605	\$958,237	\$1,734,810
2015 Hobby, toy, and game stores	\$439,092	\$2,488,628	\$4,479,652
2015 Musical instrument and supplies stores	\$52,283	\$282,853	\$517,300
2015 Sewing, needlework, and piece goods stores	\$80,893	\$467,900	\$852,668
2015 Sporting goods stores	\$474,003	\$2,636,125	\$4,791,847

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## Broker Profile



[gallebach@gmail.com](mailto:gallebach@gmail.com)  
(704) 837-0202



**G Brokerage**

19501 W Catawba Ave  
Cornelius, NC 28031

### Gordon Allebach

Gordon Allebach has over twenty years of real estate experience in the acquisition of commercial properties and development of residential homes throughout the country. He has owned and operated apartment properties, office buildings and retail centers in Illinois, North Carolina and Florida. Currently, Gordon is currently focused on his role as CEO of G Brokerage. He is also involved in acquiring and managing the company portfolio of real estate holdings, and a future 200 acre mixed unit development in Costa Rica.

<b>Current Occupation:</b>	Founder / President
<b>Work Experience:</b>	Gordon Allebach is currently focused on his role as CEO of G Brokerage. He has also successfully managed acquisition and development projects through Allebach Development Group and several partnerships. His primary focus has been in value added deals and new construction projects. He has seen these projects through from conception, execution, management, and sales. These development opportunities have included residential and commercial real estate in Chicagoland, Greater Charlotte, and the country of Costa Rica.
<b>Education:</b>	BA Michigan State University Licensed Real Agent in North Carolina and South Carolina BIC / Broker in Charge Certification Continuing Education in Real Estate
<b>Organizations/Associations:</b>	National Association of REALTORS, LoopNet, Inc.
<b>Website:</b>	<a href="http://www.gbrokerage.com">http://www.gbrokerage.com</a>