

# PROPERTY & RESTAURANT FOR SALE

3.42 AC | 18418 Statesville Rd Cornelius, North Carolina  
OFFERING MEMORANDUM



**MEDALIST**CAPITAL

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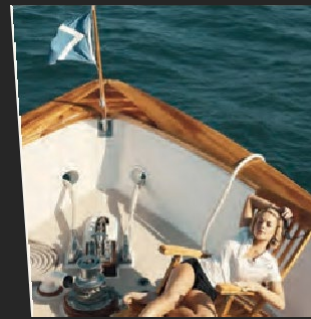
# PROPERTY OVERVIEW

ADDRESS	18418 Statesville Road, Cornelius, NC 28031
ACRES	3.420 AC
PARCEL ID	00514108
ZONING	CZ (MPD)
SQUARE FOOTAGE	±5,253 sf Restaurant ±1,500 sf Covered Patio ±14,000 sf Outdoor Concert venue
PRICING	Call for Pricing





# THE BOATYARD



## The Atmosphere

BoatYard Eats looks to pay tribute to the "life's better at the lake" mentality that this area is known for. BoatYard Eats will showcase historical photographs, artifacts, and pieces from Cornelius, Lake Norman, and the surrounding towns.

## Showcasing Local Breweries

BoatYard Eats is not a brewery. The craft brewery and spirits movement is taking America by storm. We support this movement by displaying the finest of the local breweries in our market. Experiment, taste, and enjoy the best of what our local breweries have to offer.



## Live Music

At BoatYard Eats, we have a regular live music component. Kickback, relax, and be entertained as the music sets the mood with our regular rotation of national and local entertainment.



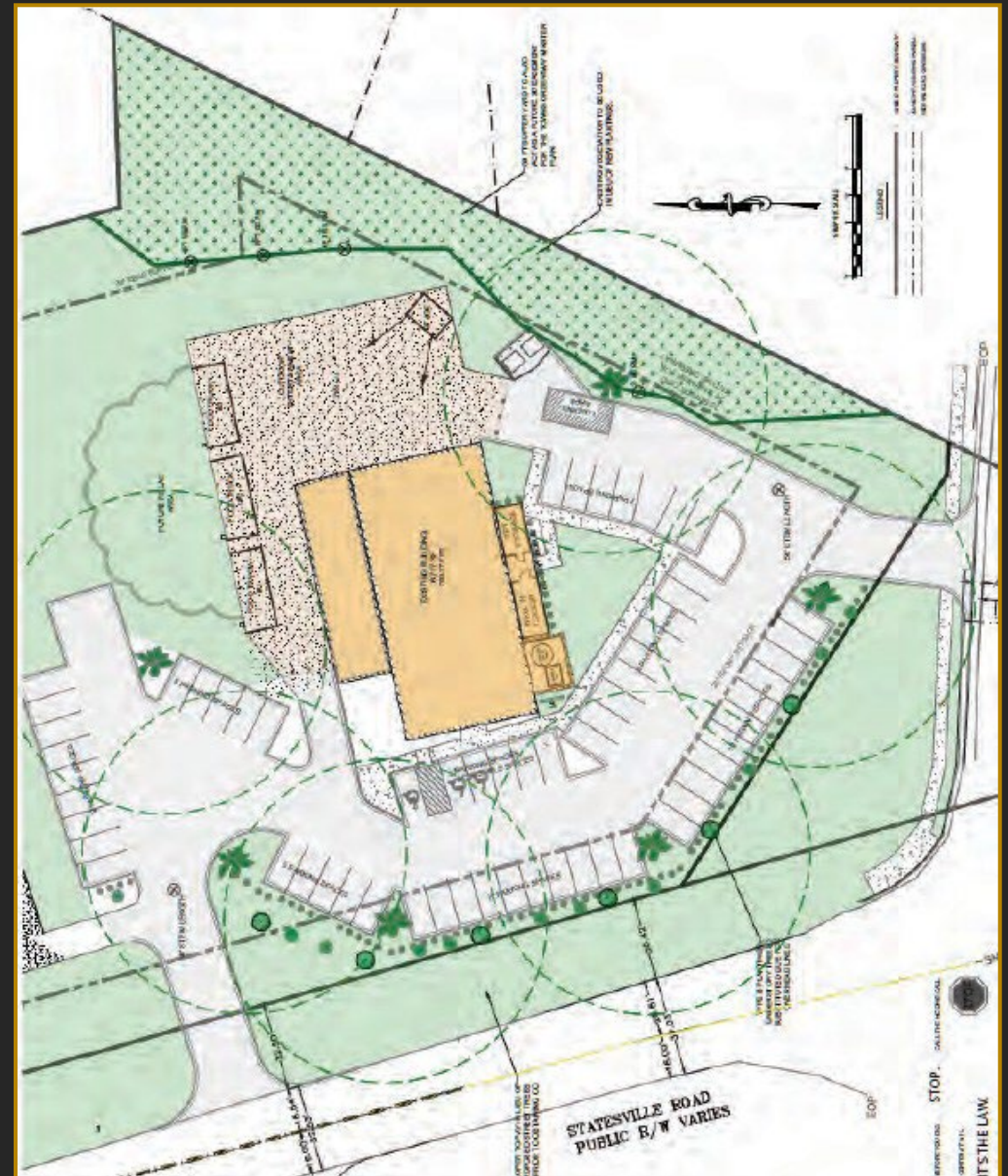
# CURRENT CONDITION

The current concept was designed to deliver a high quality and unique eating experience highlighted by the power of live music. The combination of beautiful interiors that easily flow into the calm wooded exterior featuring a robust live music stage. BoatYard has a complete builtout including kitchen, bathrooms, bar, and seating.





# SITE OVERVIEW





# SUBJECT AERIAL





# ATRIUM GETS FINAL APPROVAL FOR NEW HOSPITAL IN CORNELIUS

The plans specifically call for a 282,000 square foot hospital with a maximum height of six stories on the former Augustalee property west of Hwy. 21/Statesville Road and south of Westmoreland.

Accompanying the hospital, will be similar in style to Atrium's new hospital in Stallings, will be several medical office buildings and associated accessory facilities totaling approximately 90,000 square feet. The plan approved by the town will require Atrium to build a number of road improvements to handle the anticipated additional traffic, including turning lanes at the Westmoreland Road/Statesville Road intersection.

A second phase will be added at a later date and would contain approximately 100 additional beds, if approved by the state.



# CORNELIUS OVERVIEW



Located only 25 miles from Uptown Charlotte, Lake Norman is the place for fun in the sun. The area offers a mild, four season climate making it perfect for year-round adventures!

The hip and happening towns of Cornelius, Davidson, and Huntersville are filled with entertaining things to do, great places to dine and fantastic accommodations. The Lake Norman area is rich in cultural and community events, and other activities that will fill the calendar to create a trip to remember.

Cornelius was established in 1905 and originated as a mill and farm community. Originally incorporated as 'Liverpool', the town's name was changed to Cornelius to honor Joseph Benjamin Cornelius. When Lake Norman was formed, Cornelius added 54 miles of shoreline. Today, Cornelius is a laid-back town offering unique attractions, restaurants, lakeside parks and shopping.



# LAKE NORMAN HIGHLIGHTS

- Lake Norman is the largest man-made lake in North Carolina and was built in 1963 when Duke Energy dammed the Catawba River to generate hydroelectric power
- Lake Norman State Park comprises about 17 miles of the Lake Norman shoreline and includes 33 campsites, three hiking trails, a 30.5-mile biking trail and a separate 33-acre Park Lake for canoeing, kayaking, and paddle boarding.
- The lake, with its 520 miles of shoreline, attracted over 128,000 visitors in 2019 and contributed an economic impact of \$23.6MM.
- The towns of Huntersville, Davidson and Cornelius surround Lake Norman and have experienced a population boom as Uptown Charlotte continues to grow. The combined population of these towns now exceeds 120,000 and offers a premier quality of living with top-ranked schools.





# CHARLOTTE OVERVIEW

Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte and its resident county are named in honor of Charlotte of Mecklenburg-Strelitz, the queen consort of British King George III during the time of the city's founding.

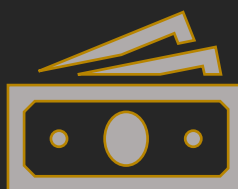
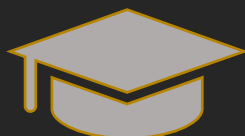
Nearly 800,000 live and work in the Charlotte community and the City provides services to much of this population. The City's focus areas are Housing and Neighborhood Development, Community Safety, Transportation, Economic Development and the Environment.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Wachovia Corp. Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.





# DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2027 Projection	9,134	60,359	107,866
2022 Estimate	8,367	54,838	97,778
2010 Census	7,098	43,250	76,611
Growth 2022 - 2027	9.17%	10.07%	10.32%
Growth 2010 - 2022	17.88%	26.79%	27.63%
<b>2022 Population by Hispanic Origin:</b>	<b>770</b>	<b>3,117</b>	<b>6,758</b>
<b>2022 Population:</b>	<b>8,367</b>	<b>54,838</b>	<b>97,778</b>
White	7,125	47,524	83,650
Black	724	3,897	7,930
Am. Indian & Alaskan	36	192	425
Asian	303	2,170	3,742
Hawaiian & Pacific Island	2	14	49
Other	176	1,041	1,982
U.S. Armed Forces:	0	77	90

Radius	1 Mile	3 Mile	5 Mile
<b>Households:</b>			
2027 Projection	3,761	24,617	41,908
2022 Estimate	3,458	22,392	37,985
2010 Census	3,023	17,861	29,802
Growth 2022 - 2027	8.76%	9.94%	10.33%
Growth 2010 - 2022	14.39%	25.37%	27.46%
Owner Occupied	2,391	15,690	28,050
Renter Occupied	1,067	6,702	9,935
<b>2022 Households by Household Inc:</b>	<b>3,459</b>	<b>22,390</b>	<b>37,985</b>
<\$25,000	454	2,383	3,487
\$25,000 - \$50,000	528	2,967	4,583
\$50,000 - \$75,000	611	3,340	5,701
\$75,000 - \$100,000	465	2,447	4,532
\$100,000 - \$125,000	467	2,730	4,530
\$125,000 - \$150,000	219	1,768	3,475
\$150,000 - \$200,000	274	2,367	4,099
\$200,000+	441	4,388	7,578
<b>2022 Avg Household Income</b>	<b>\$108,029</b>	<b>\$129,309</b>	<b>\$132,374</b>
<b>2022 Med Household Income</b>	<b>\$82,338</b>	<b>\$100,531</b>	<b>\$103,805</b>



# MEDALIST CAPITAL INVESTMENT & ADVISORY TEAM



**JOSH POINTS**

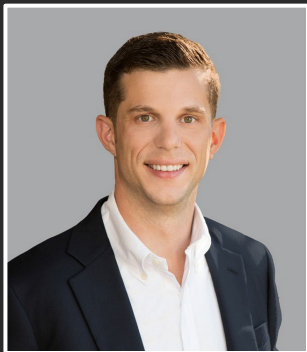
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