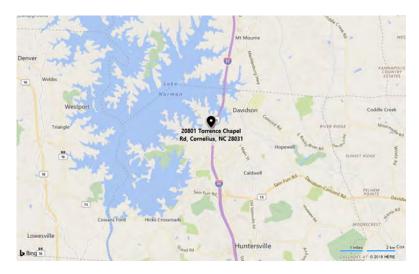
Former Nautilus Gym at Lake Norman 20801 Torrence Chapel Road Cornelius, NC 28031





PROPERTY HIGHLIGHTS:

- Unique Lake Norman Freestanding Building on Large Lot and High Ceilings
- Highway Commercial Zoning Allows a Variety of Businesses
- Close to Exit 28 Cornelius off I-77
- 13,896 SF Including Second Floor



TRAFFIC COUNTS:

- Torrence Chapel Road 7,900 VPD
- W. Catawba Avenue 28,000 VPD
- I-77 93,000 VPD

DEMOGRAPHICS (2018):	1 Mile	3 Mile	5 Mile	FOR MORE INFORMATION
Population:	7,450	45,195	83,185	CONTACT:
Households:	3,261	18,771	32,261	
Average HH Income:	\$105,662	\$121,479	\$130,101	Jane Shepherd
Daytime Population:	4,765	28,758	40,258	(704) 529-6720 ext. 304
				jane@bellmooregroup.com

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

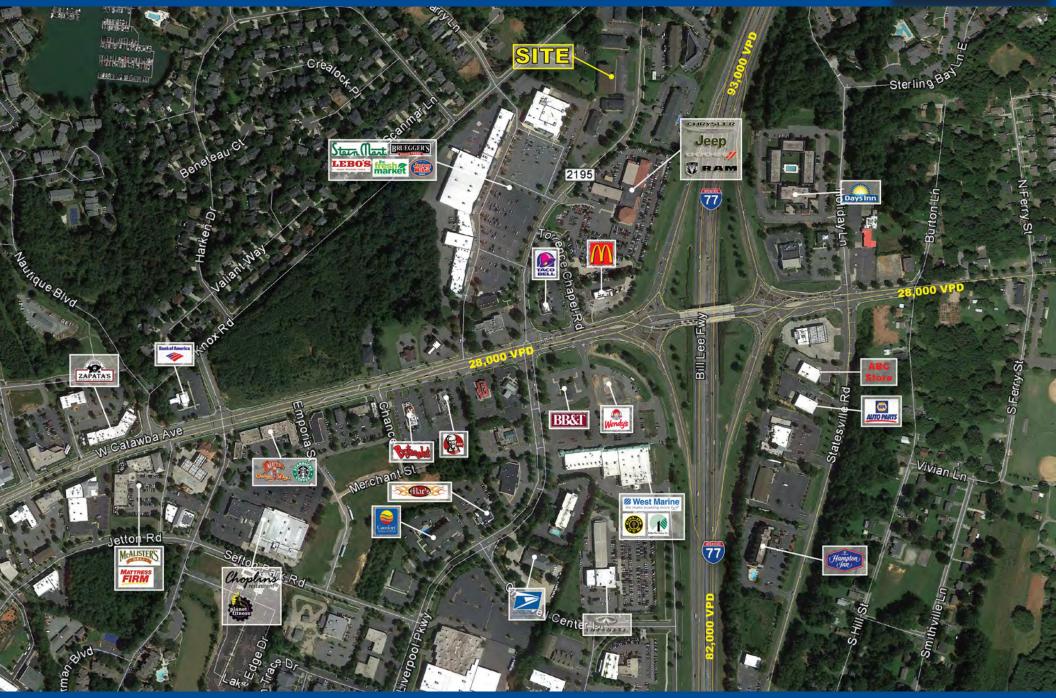
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