

Former Nautilus Gym at Lake Norman

20801 Torrence Chapel Road

Cornelius, NC 28031

Bell Moore

GROUP, INC.



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
Population:	7,450	45,195	83,185
Households:	3,261	18,771	32,261
Average HH Income:	\$105,662	\$121,479	\$130,101
Daytime Population:	4,765	28,758	40,258

**FOR MORE INFORMATION
CONTACT:**

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*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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