

ESTABLISHED ECONOMY HOTEL, EXIT 28 I-77, LAKE NORMAN

20740 TORRENCE CHAPEL RD, CORNELIUS, NC 28031

HOSPITALITY OFFERING FOR SALE

FOR MORE INFORMATION

DOUG SUTHERLAND

704.614.2341
DOUGS@LAKENORMANREALTY.COM

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EXECUTIVE SUMMARY | 2



Sale Price	\$5,450,000
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OFFERING SUMMARY

Building Size:	35,055 SF
Lot Size:	2.1 Acres
Number of Rooms:	90
Price / SF:	\$155.47
Year Built:	1988
Zoning:	HC
Traffic Count:	27,500

PROPERTY OVERVIEW

Welcome to YOUR Established Economy Hotel in the Extraordinary Charlotte MSA! Located just north of Charlotte at Lake Norman, one of the largest lakes in the SE and a 'Destination Location'. This hotel boasts 35,055 SF, 3 floors, and 90 rooms. Be sure to check out the outdoor swimming pool, and indoor breakfast area. Accepting conventional financing or cash.

LOCATION OVERVIEW

Ideal I-77 location at Exit 28, Cornelius. 91,500 average VPD on I-77 at the exit, 27,500 average VPD on nearby W Catawba Ave, and 6,700 average VPD in front of the hotel on Torrence Chapel Rd. Grocery, Restaurants/bars, Shopping, and other conveniences nearby.

20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

FOR MORE INFORMATION

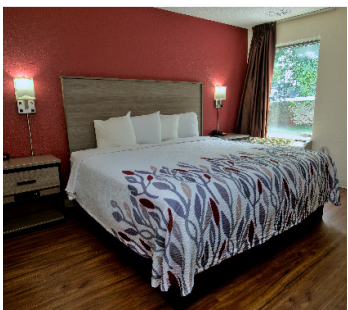
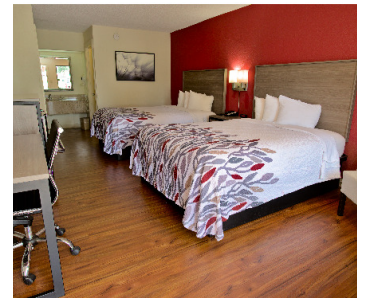
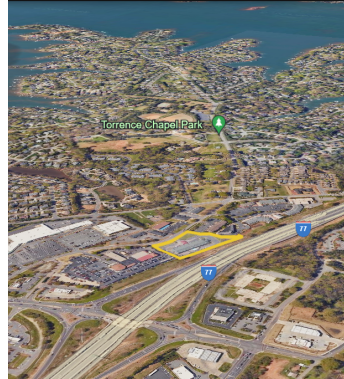
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ADDITIONAL PHOTOS | 3



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RETAILER MAP | 4



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DEMOGRAPHICS MAP & REPORT | 5



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,065	47,880	91,367
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,189	20,288	36,584
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$146,297	\$162,194	\$171,295
Average House Value	\$695,104	\$685,740	\$679,054

TRAFFIC COUNTS
27,500/day

Demographics data derived from AlphaMap

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