

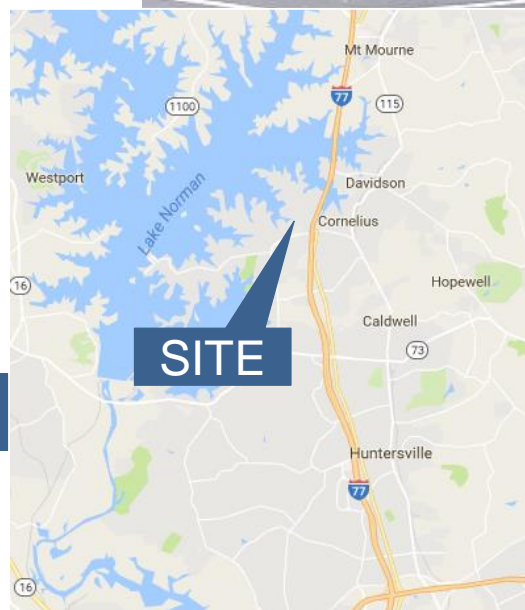
# Restaurant Site Available

## 20936 Torrence Chapel Road Cornelius NC 28031

*Great restaurant or retail location in Lake Norman area. Convenient access draws from I-77 interstate, hotels and residential areas. Well established restaurant location for over 30 years., this building offers lots of opportunity.*

- **.55 +/- Acres**
- Interior SF: 4838+/-
- Additional SF: 463 +/- (patio)
- located near signaled intersection and 1/2 mile to interstate access (I-77 exit 28)
- Numerous hotels and residential neighborhoods close by
- Zoning: HC
- Parcel 00114410

**ASKING PRICE: \$1,900,000**



**Opportunity** for restaurant or retail establishment in thriving Cornelius/Lake Norman area



**Gary Knox**

c 704.634-5630

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16740 Birkdale Commons Parkway | Suite 202 | Huntersville, NC 28078

704.896.1911

# Locator & Demographics

20936 Torrence Chapel Road, Cornelius NC 28031

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population (2016)	4763	34,809	63,178
Population (projected 2023)			
Average Household Income	\$ 66,866	\$98,438	\$98,653

## TRAFFIC COUNTS

I-77 exit 28	110,000
Catawba Ave @ Torrence Chapel Road	5,544

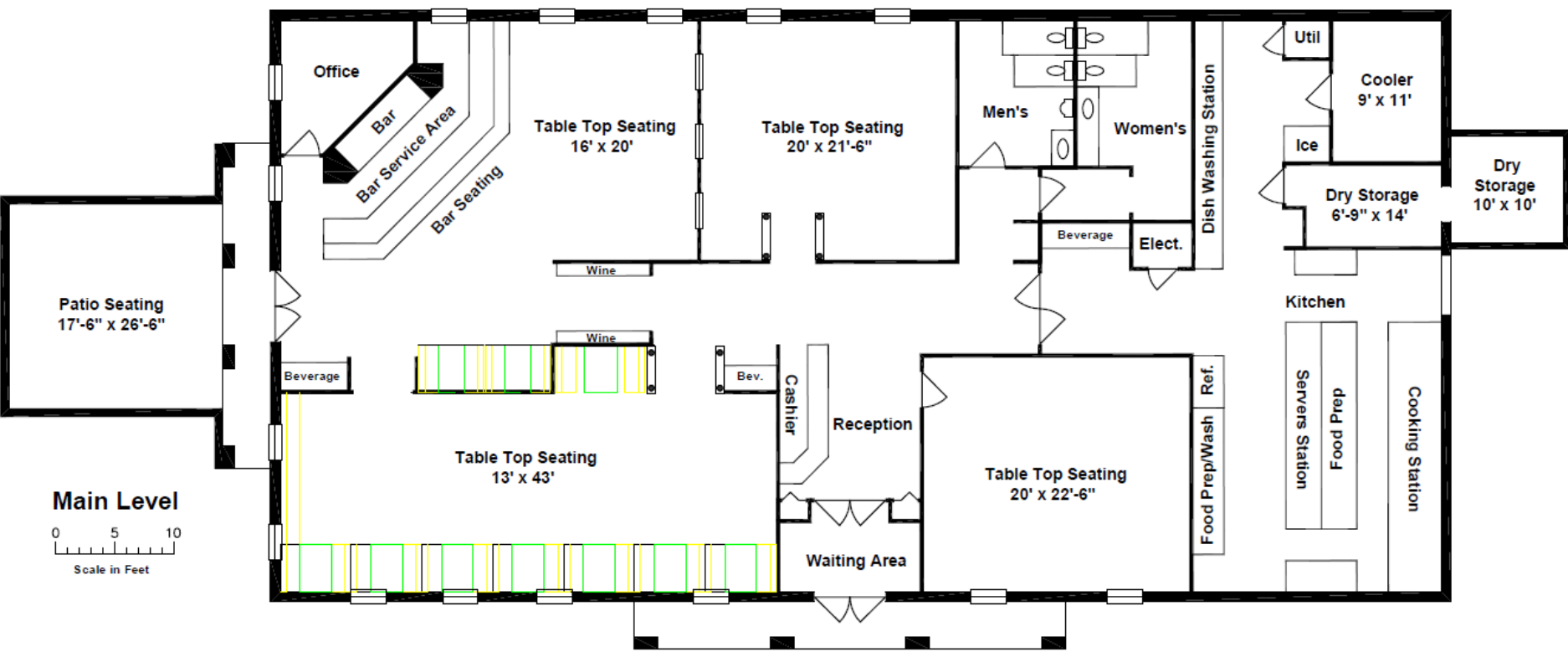


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Measurements		width	length	total
HLA Inside Dimensions	MI-1	48.33	98.33	4,752
	MI-2	9.00	9.50	86
				<b>4,838 Total HLA</b>
Outside Dimensions	ME-1	50.00	100.00	5,000
	ME-2	10.00	10.00	100
				<b>5,100 Total Exterior</b>
Additional Other				
A1, covered entry		4.00	36.50	146
A2, covered patio area		4.00	27.50	110
A3, open patio		18.00	18.00	324
				<b>580 Total Additional, other</b>



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# Floor Plan



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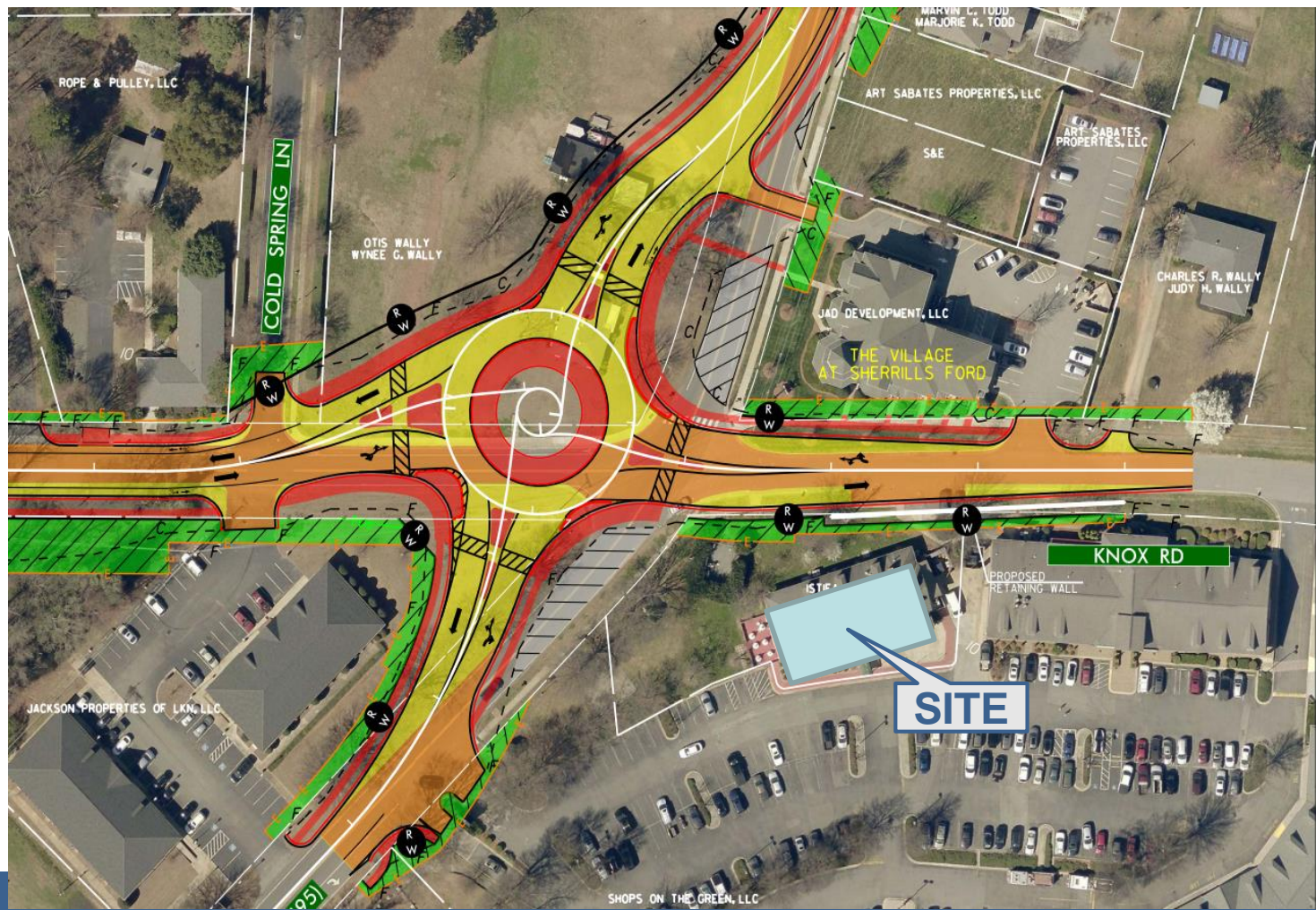
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A traffic circle is proposed for the intersection of Torrence Chapel Road and Knox Road in the Town of Cornelius' Transportation Plan.



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