

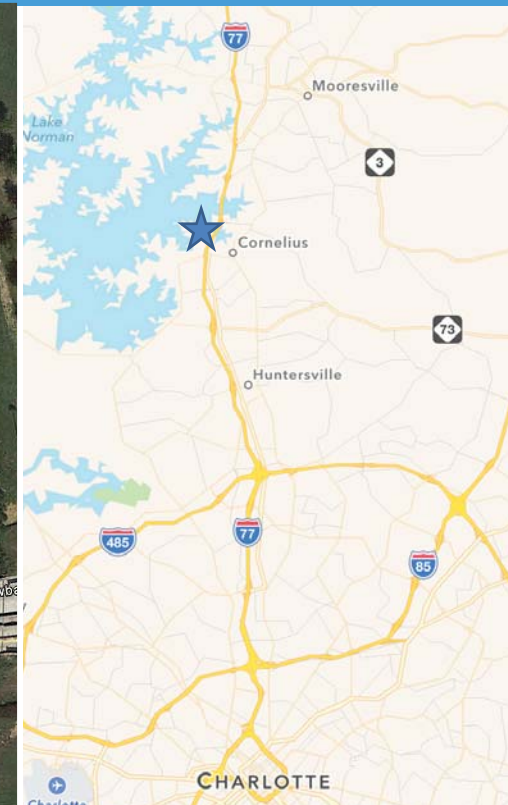
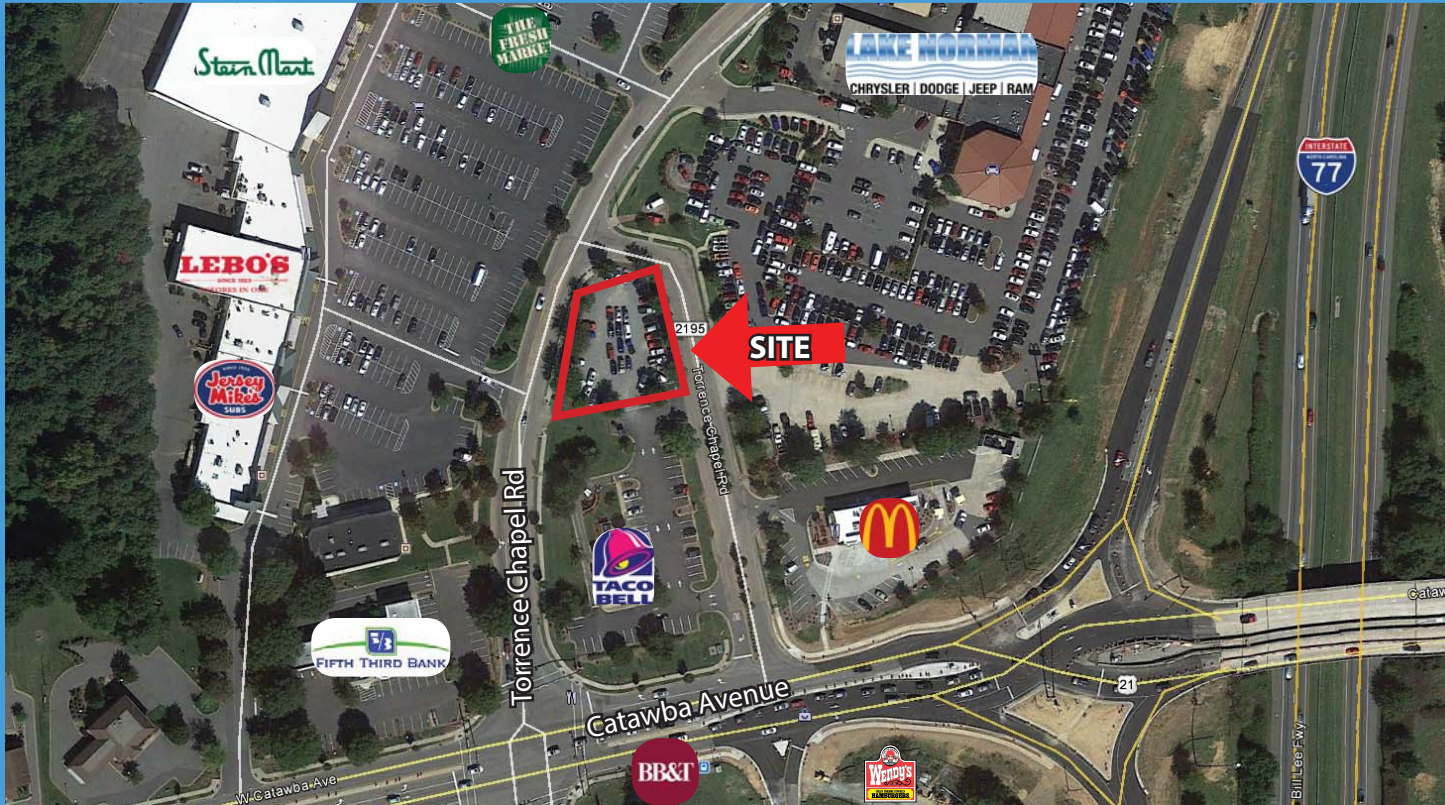
TORRENCE CHAPEL ROAD LAND

CORNELIUS, NORTH CAROLINA 28031

LAND AVAILABLE
FOR LEASE

NS New South
Properties
OF THE CAROLINAS, LLC

+/- .319 ACRES AVAILABLE



PROPERTY HIGHLIGHTS

- .319 AC available for Ground Lease Located on Torrence Chapel Rd. off W. Catawba Ave and I-77 (Exit 28) in Cornelius, NC.
- Full Access via Torrence Chapel Rd.
- Easy access to high income Lake Norman neighborhoods

TRAFFIC COUNTS

I-77 near Exit 28: 85,000 VPD
W. Catawba Ave near Torrence Chapel: 27,275 VPD

DEMOGRAPHICS

POPULATION	1 Mile: 7,768	3 Miles: 43,348	5 Miles: 77,560	7 Miles: 134,466
AVG. H.H. INCOME	1 Mile: \$97,504	3 Miles: \$112,908	5 Miles: \$125,306	7 Miles: \$116,977
DAYTIME EMPLOYEES	1 Mile: 4,147	3 Miles: 26,471	5 Miles: 35,977	7 Miles: 60,084

BROKER CONTACT

PAULA SAUNDERS
P 704 927 2892
psaunders@newsouthprop.com

NEWSOUTHPROP.COM

107 & 115 COMMONS DRIVE

MOORESVILLE, NORTH CAROLINA

BROKER CONTACT PAULA SAUNDERS | P 704 927 2892 | psaunders@newsouthprop.com

