



For Lease

# Auto Sales & Service Facility Available

20604 & 20700 Torrence Chapel Road, Cornelius, NC 28031

± 34,687 SF Auto Sales and Service Facility on ± 5.83 Acres

## Property Highlights:

- Available 12/1/25
- Exceptional visibility from Interstate I-77 with 93,000 VPD traffic count
- Multiple access points for ingress/egress to site
- Expansive surface lot area
- Surrounded by a thriving auto dealership cluster, creating a robust micro auto submarket
- Strategically located in the high-growth, high-income Lake Norman region of the Charlotte MSA

\*Tenant Operating - Please Do Not Disturb\*

### Adam Farber sior

Vice President

+1 704 953 8959

[adam.farber@colliers.com](mailto:adam.farber@colliers.com)

### Steve Rich ccim

Senior Vice President

+1 704 409 2375

[steve.rich@colliers.com](mailto:steve.rich@colliers.com)

### Grant Miller sior

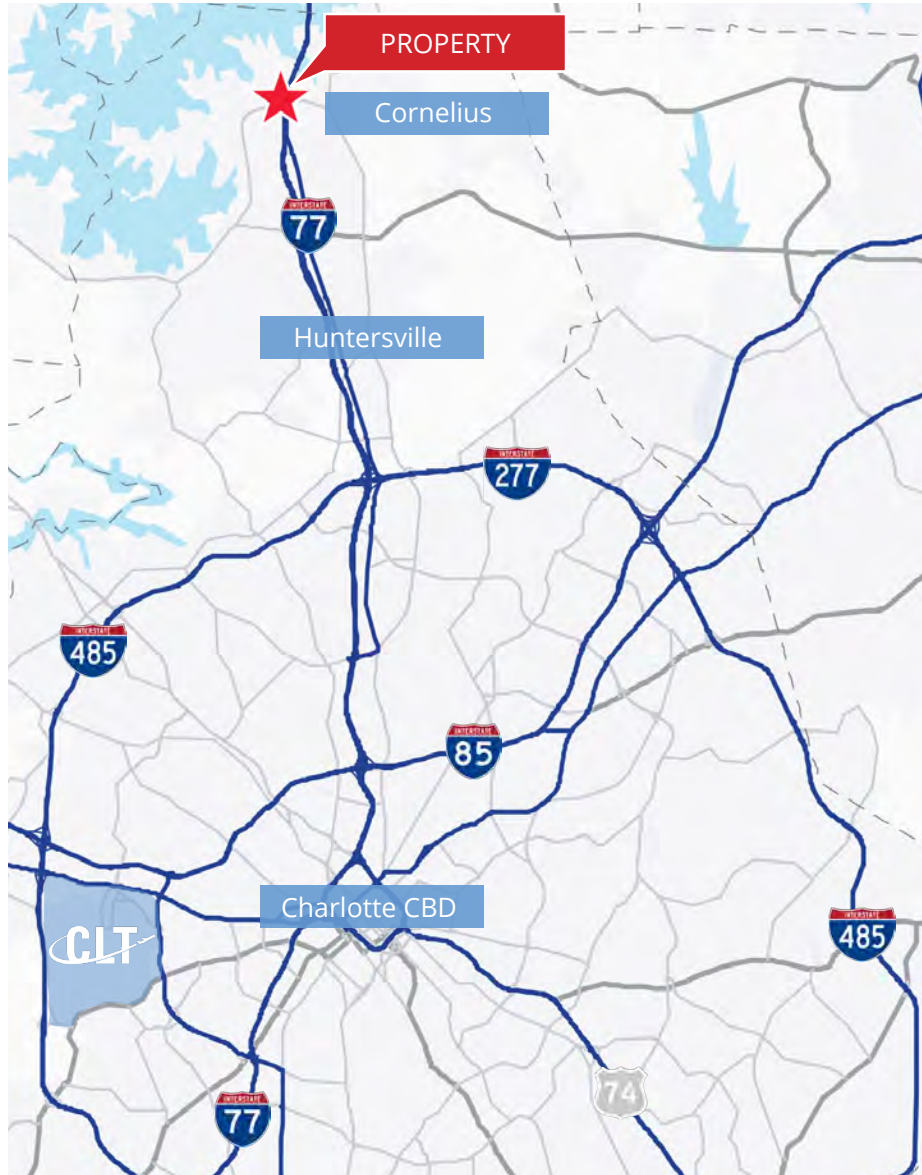
Executive Vice President

+1 704 880 0717

[grant.miller@colliers.com](mailto:grant.miller@colliers.com)



# Premier Location



Direct Access to I-77



9 Miles from I-485



15 Miles from I-85



19 Miles from Charlotte  
Center City



23 Miles from Charlotte  
Douglas Int'l Airport



# Property Overview

Property Address	20604 & 20700 Torrence Chapel Road Cornelius, NC 28031
Total Building Area	± 34,687 Square Feet
Site Size	± 5.83 Acres
Year Built  Renovated	1985   2006
Parking	± 458
Zoning	HC, Highway Commercial within the TCTMD-O, Torrence Chapel Traffic Mitigation Overlay District and LN-O, Lake Norman Overlay/Lake Norman Critical Watershed.
Frontage	Over 600 Feet Along I-77 at Exit 28
Signage	Pylon on Torrence Chapel Road
Lease Type	NNN
Lease Rate	Contact Listing Brokers

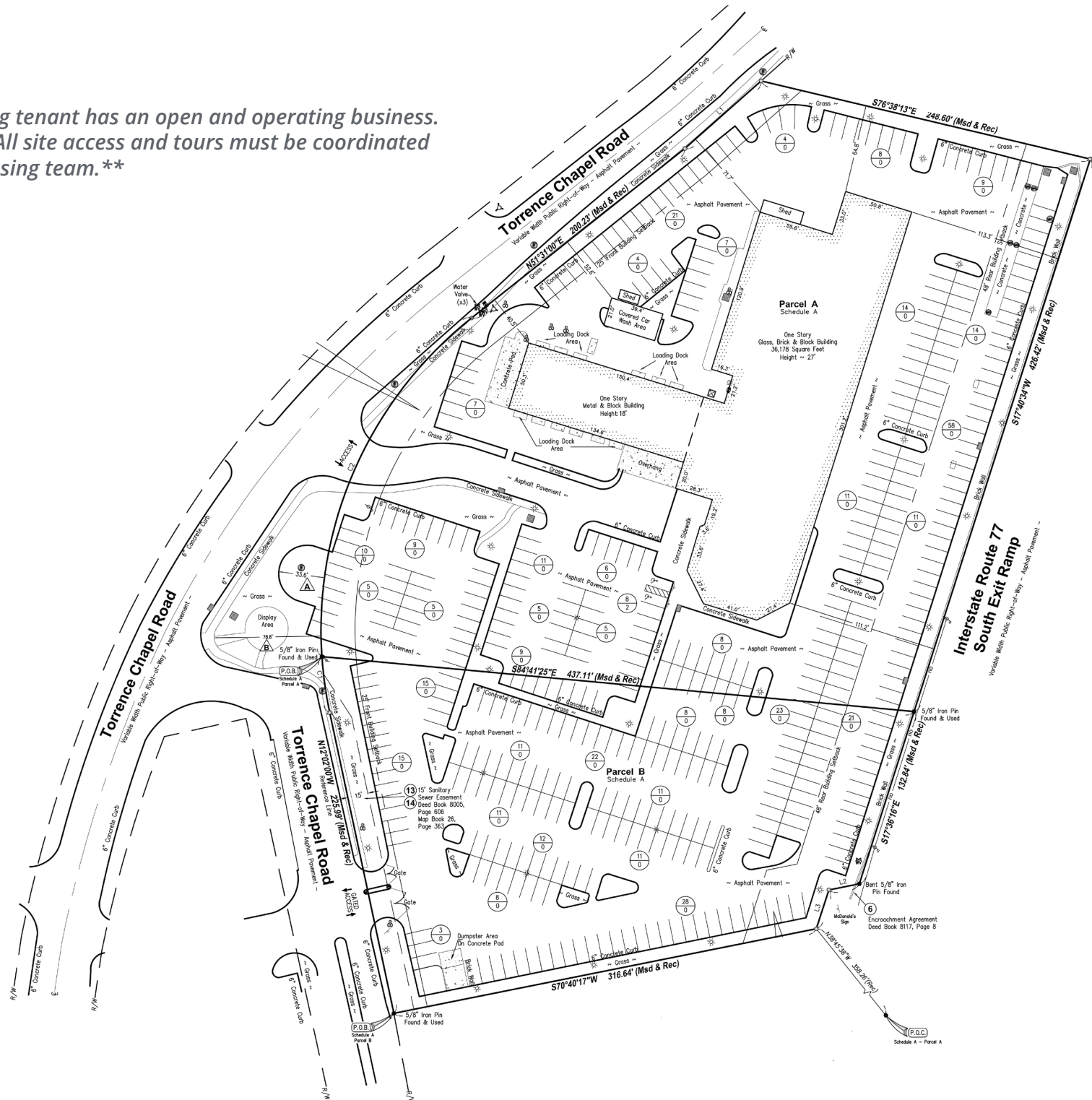
**\*\*PLEASE NOTE:** Existing tenant has an open and operating business. Please do not contact. All site access and tours must be coordinated through the Colliers leasing team.\*\*

Demographics	1 Mi	5 Mi	10 Mi
2024 Total Population	7,600	86,844	310,133
2024 Households	3,341	35,086	119,564
Median Home Value	\$538,525	\$553,613	\$458,419
Average Household Income	\$149,316	\$175,542	\$151,269
Total Businesses	847	4,431	12,138
2000 - 2024 Population Change	40.7%	117%	163.6%



# Site Plan

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# Site Aerial





# North Charlotte & Lake Norman Migration

## ***Fastest Growing*** Charlotte Corridors

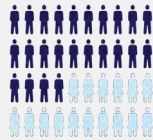
- The North Charlotte/Lake Norman area is a rapidly growing corridor home to Huntersville, Cornelius, Davidson, Mooresville, and Statesville.
- Home to major users including Lowes, Sherwin Williams, Wal-Mart, GXO Logistics, JC Penney, Doosan, and many others.
- Mooresville, NC, located adjacent to the south of Statesville, is the fastest growing city in NC and one of the fastest growing suburbs in the US.
- The North submarket and Iredell County have high barriers to entry for entitled industrial sites. Limited land options exist between I-40 and I-85 along I-77 that offer immediate interstate access.



**53%**

Mooresville Cumulative  
Population Growth

*(Since 2020)*



**+17,339**

New Residents in  
Mooresville

*(Since 2020)*



**520 Mi**

Shoreline on Lake Norman  
Largest manmade lake in  
the Carolinas

