



11220 Treynorth Drive

Cornelius, North Carolina 28031



Available for Sale

+/- 16,722 SF Sports Facility

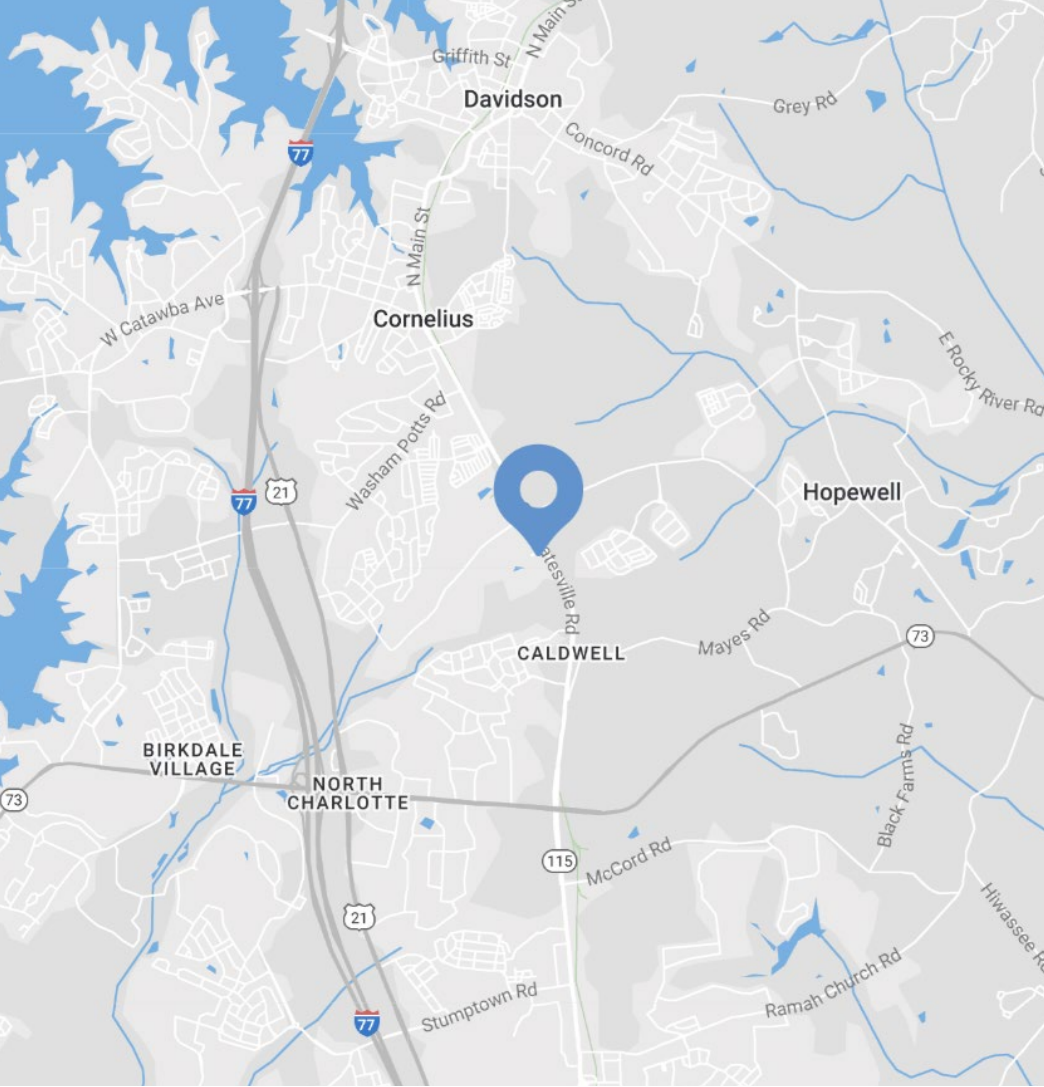
11220 Treynorth Drive

Available for Sale

11220 Treynorth Drive in Cornelius, NC, is well-suited for sports use, featuring 35-foot clear height ceilings, a wide-open floor plan, and no columns, allowing for flexible configurations. Cornelius, located in Mecklenburg County near Lake Norman, has a population of about 31,412, a median household income of \$114,688, and a median age of 44.8 years. The area has a high per capita income of \$81,937 and a low poverty rate of 4.4%, making it a strong location for businesses catering to sports and fitness.

Property Details

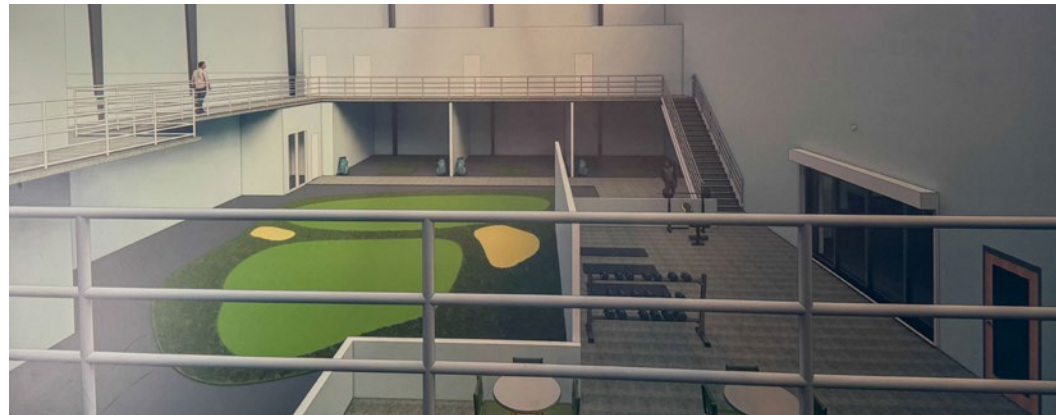
Address	11220 Treynorth Dr Cornelius, NC, 28031
Availability	+/- 16,772 SF Available for Sale
Acreage	+/- 2.415 AC
Use	Mixed-Use
Parcel	00533129
Zoning	IC-1 - Institutional Campus Zoning
Traffic Counts	Old Statesville Rd 15,000 VPD
Sale Price	\$4,950,000



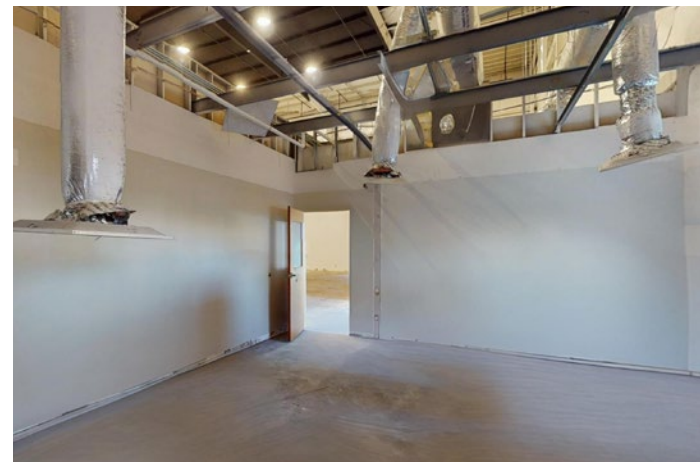
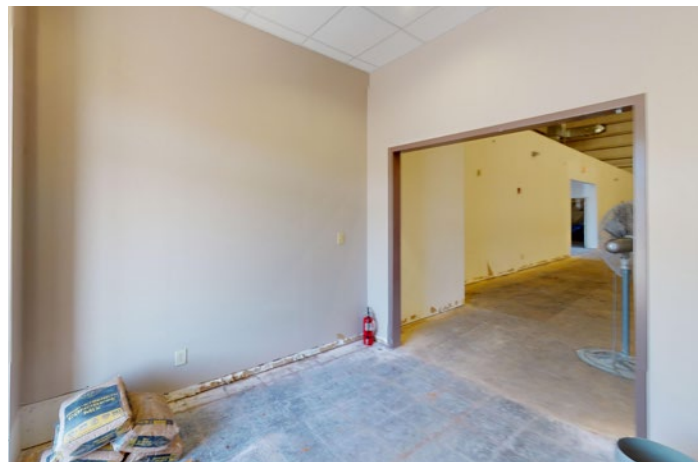
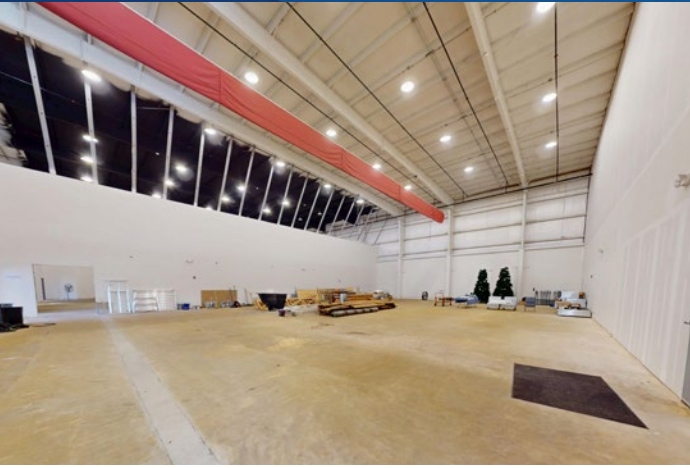
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	5,260	54,659	102,652
Avg. Household Income	\$139,123	\$168,010	\$172,619
Median Household Income	\$108,790	\$123,324	\$126,739
Households	2,072	22,206	40,536
Daytime Employees	1,549	31,338	47,919

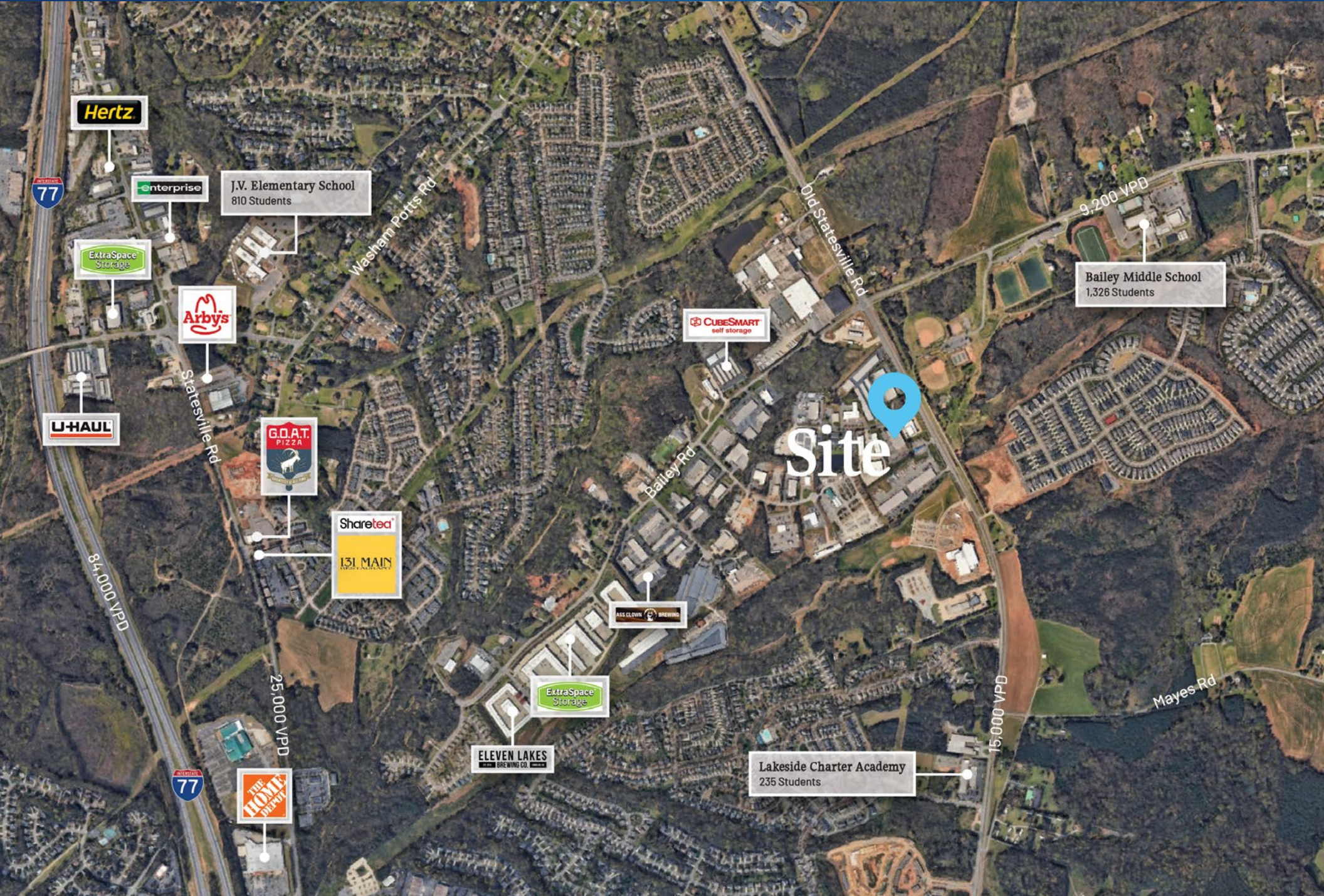
 Virtual Tour



Interior Photos



Market Overview





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.