

# RETAIL/OFFICE – LAND FOR SALE

## KANNAPOLIS GATEWAY CENTER

### FOR SALE

#### Location

NE Corner of Hwy 73 & the Kannapolis Parkway  
Kannapolis, NC 28081

#### Property highlights

- 7.25 acres with access from NC 73 and the Kannapolis Parkway
- Traffic counts: approximately 35,000 VPD
- Zoned for retail or office uses
- Kannapolis Gateway is strategically located from exits 54 & 55 along I-85 at the intersection on NC 73 between I-85 and I-77.
- Current Tenants include the ABC store, Pizza Hut, Subway, Exit Realty and All State.
- Novant Health, Haas Racing, S&D Coffee are employers in the park adjacent to the property.

#### Pricing

\$1,500,000



#### Demographics

	3.0 mile	5.0 mile
Population	17,781	64,631
Households	6,626	25,039
Average Household Income	\$68,578	\$59,642
Total # of Employees	13,404	49,520



#### For more information contact

Chip Mark  
704.714.7612  
[chip.mark@lincolnharris.com](mailto:chip.mark@lincolnharris.com)

Chris Vasbinder  
704.714.7662  
[chris.vasbinder@lincolnharris.com](mailto:chris.vasbinder@lincolnharris.com)



A Promise of Value.

[lincolnharris.com](http://lincolnharris.com)