



## SITE WITH SELF-STORAGE POTENTIAL

2918 S Main Street  
Kannapolis, NC 28027

7.7 +/- Acres With Approvals In Place

# SITE WITH SELF-STORAGE POTENTIAL

2918 S MAIN STREET  
KANNAPOLIS, NC 28027

## EXCLUSIVELY PRESENTED BY:



**STEVEN TICE, CCIM**

Principal/Broker

Mobile: 704 794-2294

tice@morticecre.com

License #: NC 168957

**MORTICE COMMERCIAL  
REAL ESTATE**

 **MORTICE** COMMERCIAL REAL ESTATE  
126 Arlington Ave SE  
Concord, NC 28025

Office: 704 684-1958  
www.morticecre.com

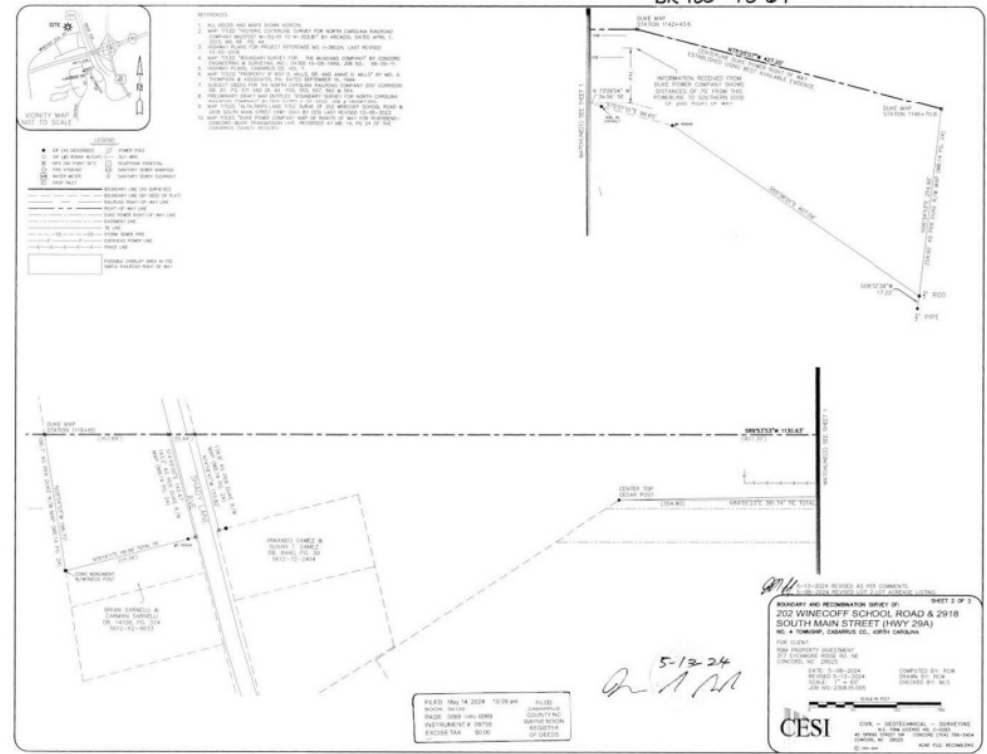


# INVESTMENT SUMMARY

Fully entitled self-storage development opportunity at 2918 S Main St (divided between Concord and Kannapolis), offered at \$1,199,900.

This ±7.7-acre site includes completed rezoning, site planning, and geotechnical work - allowing a developer to move quickly toward construction. Planned for multiple storage buildings with supporting infrastructure, the project significantly reduces entitlement risk and upfront timelines.

Positioned in a high-growth corridor of Cabarrus County, this is a rare opportunity to deliver a new facility into a strong, expanding market.



# PROPERTY SUMMARY

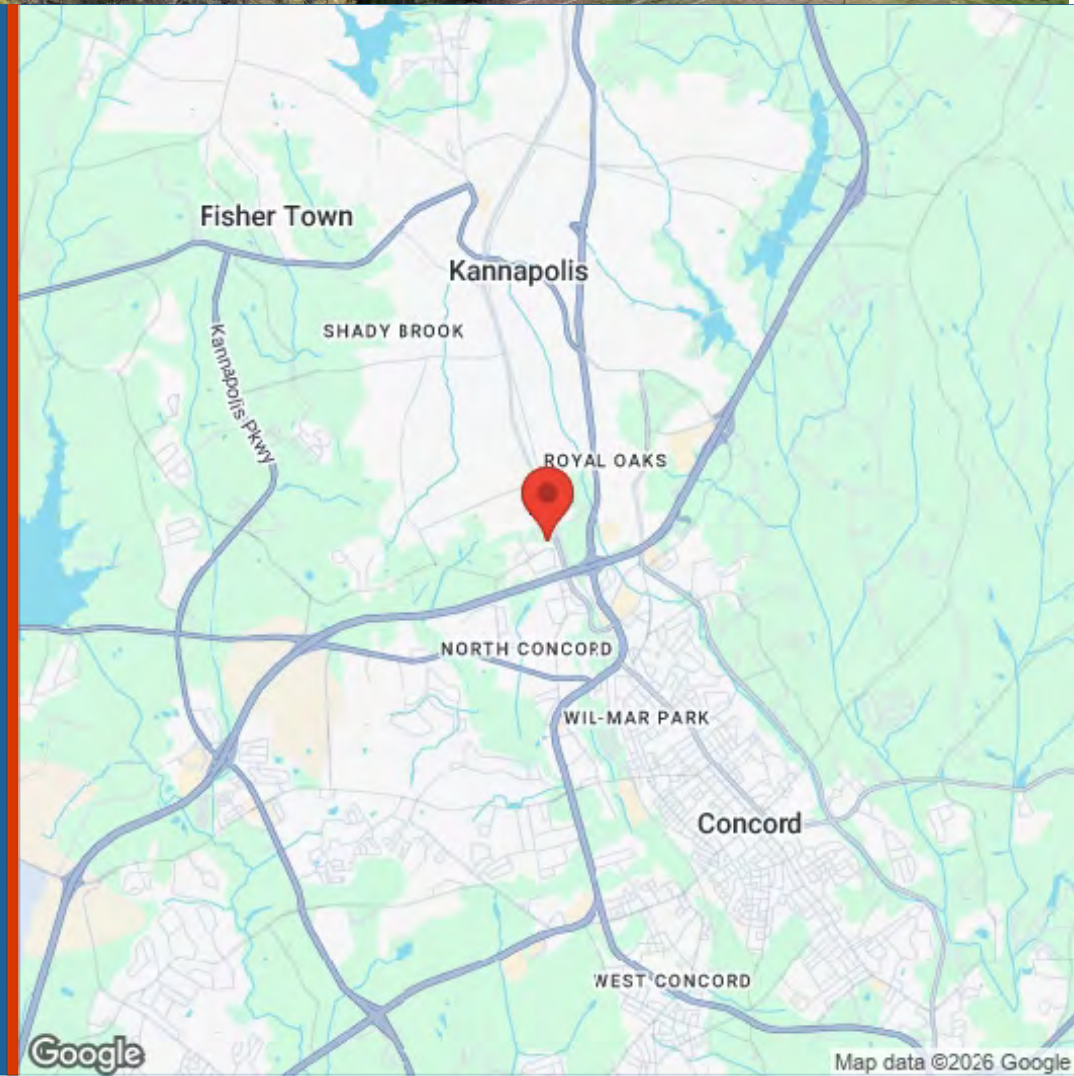
Offering Price	\$1,199,900
Parcel ID	5612825267 & 5612824445
Zoning Type	I-1 CD & GC
County	Cabarrus
Coordinates	35.449520,-80.617021
Lot Size (AC)	7.7 +/- Acres





## INVESTMENT HIGHLIGHTS

- Fully entitled self-storage development
- ±7.7 acres with site plan and engineering complete
- Favorable soils and completed due diligence
- Located in high-growth Kannapolis/Concord corridor
- Designed for climate, non-climate, and RV/boat storage





2818 S MAIN ST

2831 S MAIN ST

MAIN ST

South Main Street

2918 S Main St

200 WINECOFF SCHOOL RD

1918 KA H

Winecoff School Road

STOP

# LOCATION HIGHLIGHTS

- High-visibility site along S Main Street (Hwy 29) & Winecoff School Road
- Minutes to I-85 with access to Charlotte MSA
- Located in high-growth Cabarrus County
- Strong surrounding population and housing growth
- Near major employers and Kannapolis redevelopment



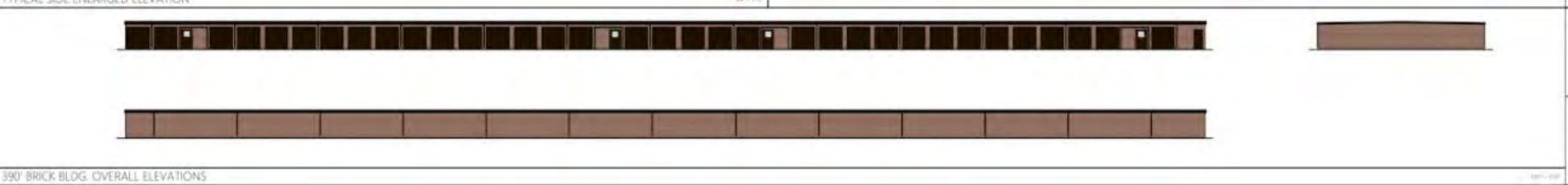
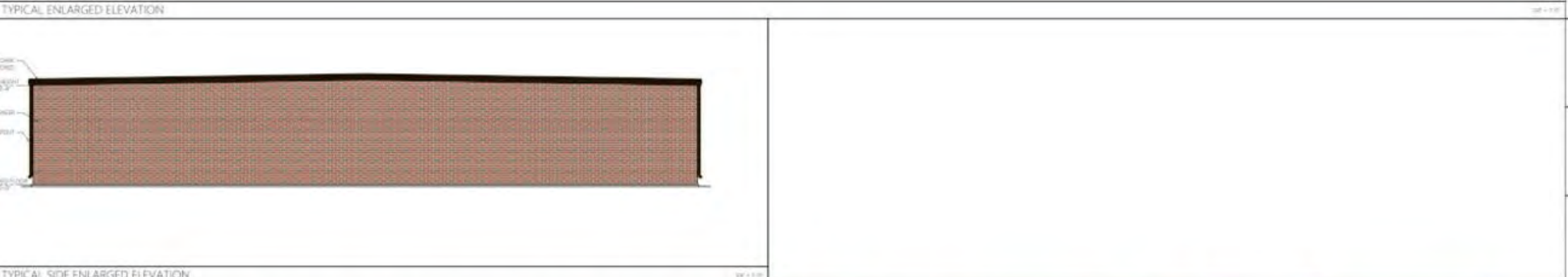
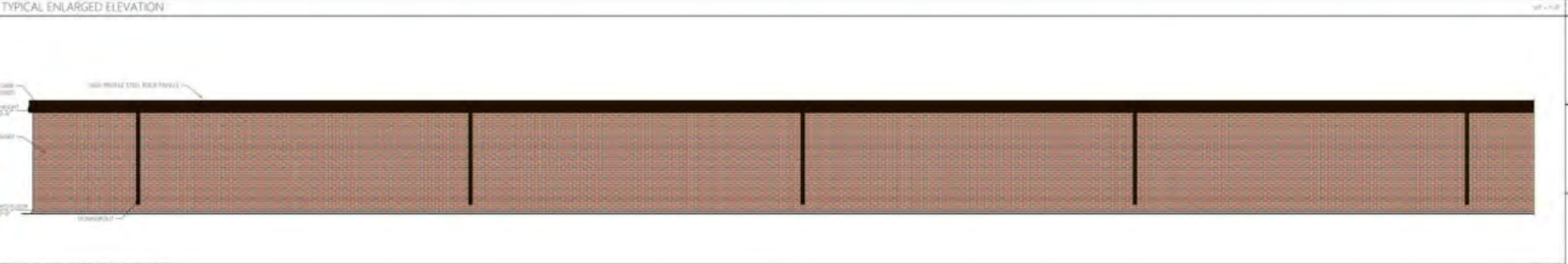
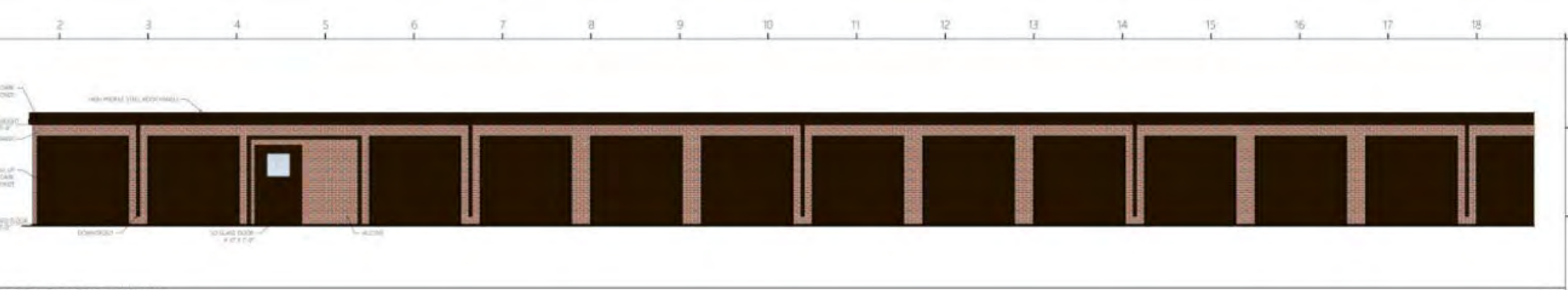
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,365	37,510	78,129
2010 Population	5,311	42,851	87,103
2025 Population	6,423	53,598	109,904
2030 Population	6,841	57,094	117,156
2025-2030 Growth Rate	1.27 %	1.27 %	1.29 %
2025 Daytime Population	6,785	56,089	108,808

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	148	1,933	3,540
\$15000-24999	115	1,450	2,715
\$25000-34999	258	1,506	2,823
\$35000-49999	549	3,339	6,238
\$50000-74999	460	3,839	8,088
\$75000-99999	396	2,708	5,628
\$100000-149999	423	3,270	7,128
\$150000-199999	142	1,719	3,425
\$200000 or greater	154	1,745	4,410
Median HH Income	\$ 59,374	\$ 64,049	\$ 68,928
Average HH Income	\$ 80,614	\$ 90,020	\$ 96,979



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,776	14,771	30,524
2010 Total Households	2,137	16,514	33,674
2025 Total Households	2,645	21,508	43,996
2030 Total Households	2,842	23,125	47,377
2025 Average Household Size	2.36	2.46	2.46
2025 Owner Occupied Housing	1,211	11,698	25,173
2030 Owner Occupied Housing	1,323	12,749	27,223
2025 Renter Occupied Housing	1,434	9,810	18,823
2030 Renter Occupied Housing	1,518	10,376	20,154
2025 Vacant Housing	244	1,411	3,248
2025 Total Housing	2,889	22,919	47,244



ARCHITECT OF RECORD  
RALPH M. COLE  
NORTH CAROLINA REGISTERED  
ARCHITECT LICENSE #15271  
201 BRADY STREET  
CHARLOTTE, NC 28202  
PHONE: 704.437.0200

Project Name:  
**CK SELF STORAGE**  
202 WINECOFF SC  
ROAD, CONCORD, NC

Project Number:  
24013  
Page:  
22  
Date:  
05/10/2024  
Drawn By:  
Checked By:  
Project Location:  
**A5.01**  
Project Title:  
EXTERIOR ELEVATIONS



## ABOUT KANNAPOLIS

Kannapolis is a city in Cabarrus and Rowan counties in North Carolina, northwest of Concord and northeast of Charlotte, and is a suburb in the Charlotte metropolitan area. The city of Kannapolis was incorporated in 1984. The population was 53,114 at the 2020 census, which makes Kannapolis the 19th-most populous city in North Carolina.



# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MORTICE COMMERCIAL REAL ESTATE and it should not be made available to any other person or entity without the written consent of MORTICE COMMERCIAL REAL ESTATE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MORTICE COMMERCIAL REAL ESTATE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MORTICE COMMERCIAL REAL ESTATE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MORTICE COMMERCIAL REAL ESTATE has not verified, and will not verify, any of the information contained herein, nor has MORTICE COMMERCIAL REAL ESTATE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MORTICE COMMERCIAL REAL ESTATE ADVISOR FOR MORE DETAILS.

## EXCLUSIVELY PRESENTED BY:



**STEVEN TICE, CCIM**

Principal/Broker

Mobile: 704 794-2294

tice@morticecre.com

License #: NC 168957



**MORTICE COMMERCIAL  
REAL ESTATE**

126 Arlington Ave SE  
Concord, NC 28025

Office: 704 684-1958  
[www.morticecre.com](http://www.morticecre.com)