

33,000 SF – FOR LEASE

3333 Cloverleaf Parkway, Kannapolis, NC



Regional Retail Big Box Opportunity

- Excellent visibility to I-85 and Cloverleaf Parkway
- Direct access via (2) curb cuts on Cloverleaf Parkway
- +/- 500 parking spaces (5.4 / 1,000 sq. ft.)
- I-85 traffic count: 91,000 ADT
- Cloverleaf Pkwy traffic counts: 3,500 vehicles per day
- Proximity to numerous retailers including Home Depot, Northern Tool, Walmart, Sam's Club, Kohl's, Hobby Lobby, Academy Sports, The Carolina Mall, Atrium Health Cabarrus and many more.

Radius	3 Mile	5 Mile	7 Mile
Population	49,920	109,664	174,268
Daytime Population	53,530	118,689	174,268
Average Household Income	\$82,4849	\$91,440	\$98,313

Call for pricing:

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