

300' +/- Road Frontage On Hwy 29

1310 Fox Avenue Kannapolis, NC 28083

- **1.65 +/- Acres**
- **C-2 Zoning**
- **Retail/Office Opportunity**



Property Spotlight

- 1.65 +/- Acres
- C-2 commercial zoning
- Access off Fox - potential for Hwy 29 access
- AM side of Hwy 29
- 19,000 cars per day
- Potential to be combined with 653 E 14th St
- Rowan County side of Kannapolis
- Offered at \$374,900
- Traffic count and location! Not only is this a high-visibility location on a major thoroughfare, but it is also, mere moments from downtown Kannapolis!
- Downtown Kannapolis is home to the NC Research Campus, the Cannon Ballers (AAA baseball team), and the newly announced US Performance Center.
- This tract can also be combined with a neighboring parcel of 1.27 +/- acres, allowing for a host of uses. From fast food to car wash/lube to retail.

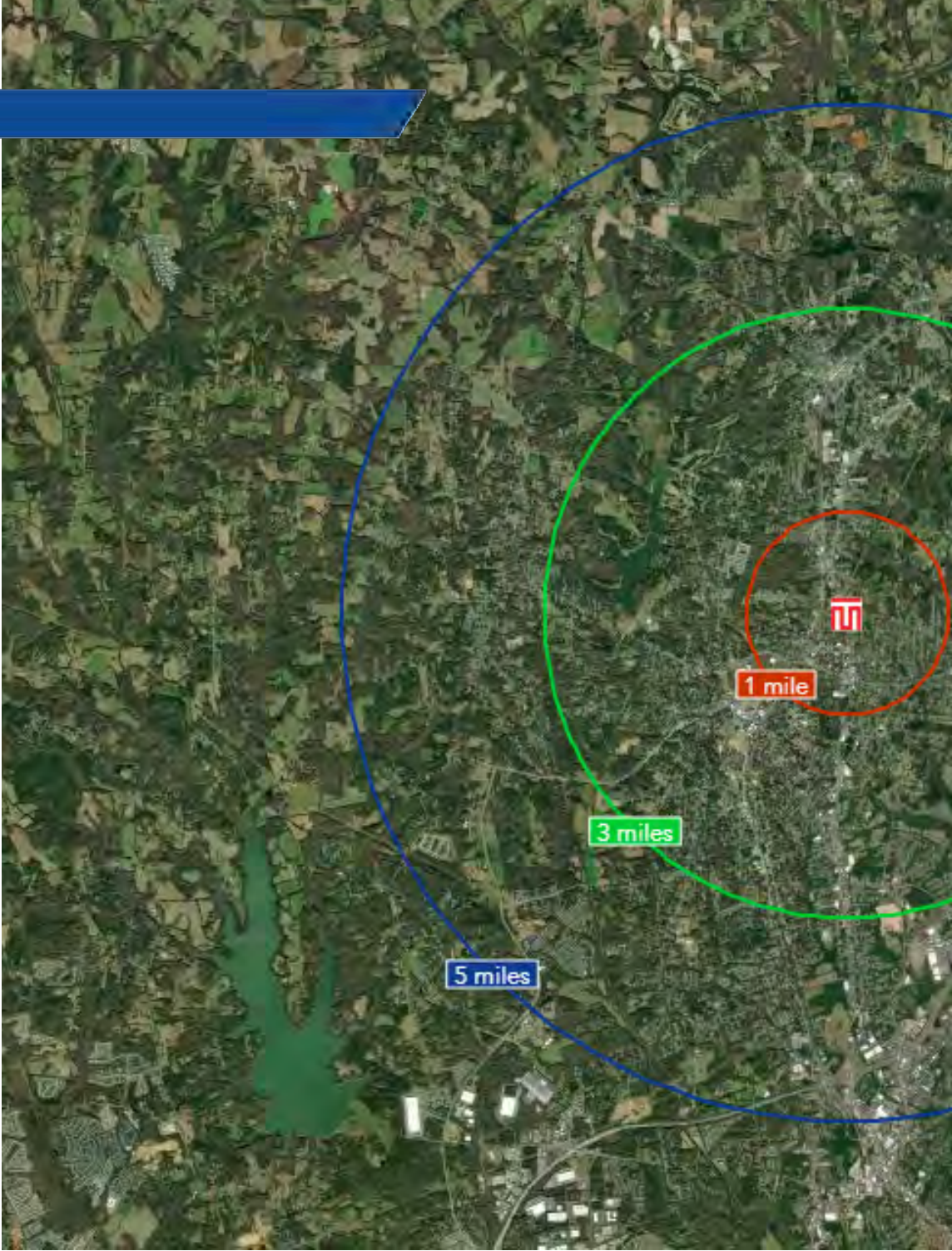


Demographic Overview

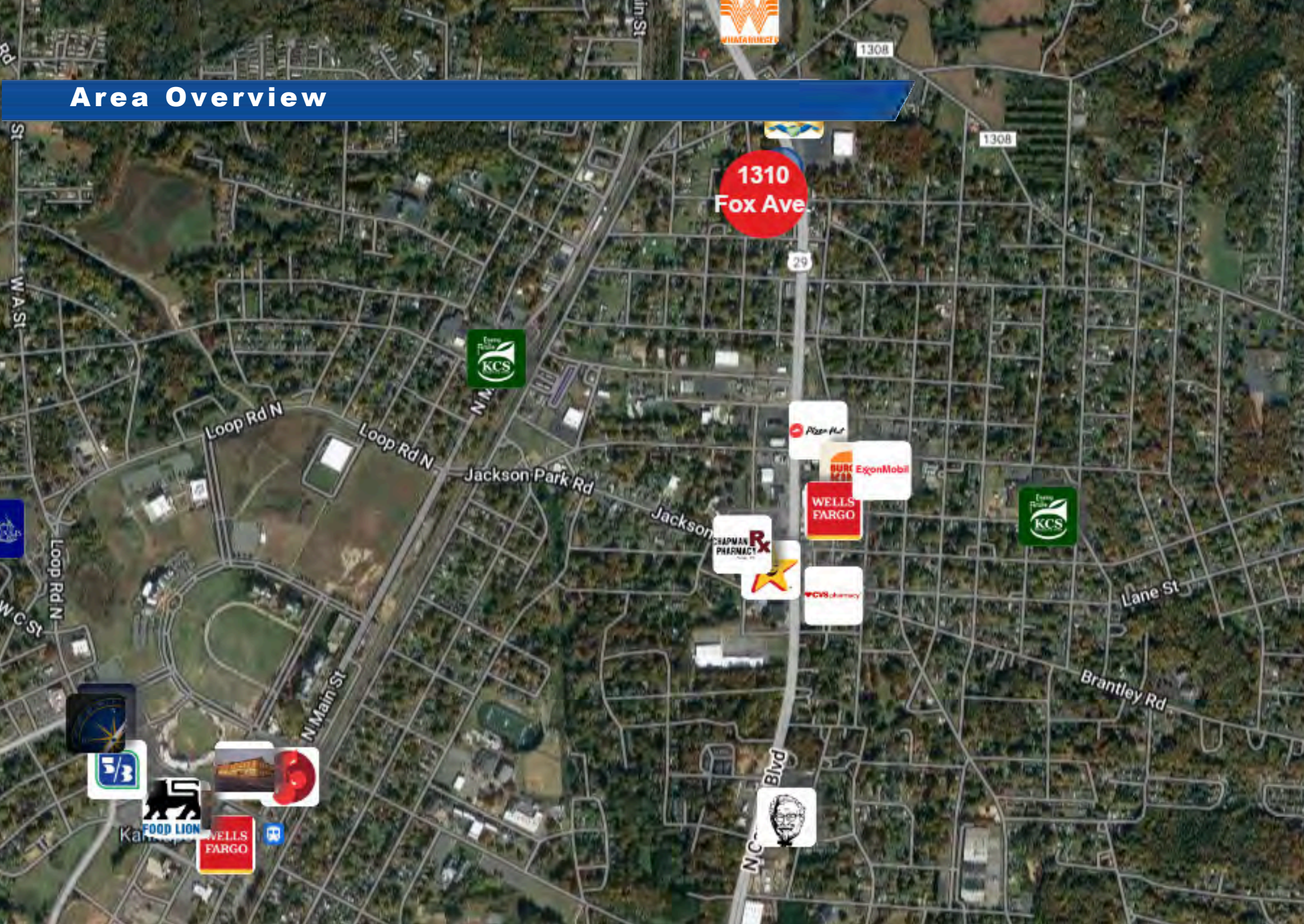
1310 Fox Avenue
Kannapolis, NC 28083

2022 Summary	1 Mile	3 Miles	5 Miles
Population	7,508	40,367	72,970
Households	2,904	15,740	28,434
Families	1,839	10,092	18,818
Average Household Size	2.59	2.56	2.55
Median Age	36.1	38.5	39.8
Median Household Income	\$51,669	\$54,055	\$57,161

2027 Summary	1 Mile	3 Miles	5 Miles
Population	7,814	42,419	76,548
Households	3,022	16,557	29,869
Families	1,907	10,570	19,668
Average Household Size	2.59	2.56	2.55
Median Age	36.7	39.4	40.5
Median Household Income	\$56,411	\$61,320	\$66,219



Area Overview



Employment Overview

In proximity to 1310 Fox Ave

2022 Summary	1Mile	3Miles	5 Miles
Total Businesses	245	1,084	2,357
Total Employees	1,459	10,193	25,300

Nearby employers include the City of Kannapolis, NC Research Campus(over 1,000 employees), the newly announced United States Performance Center, and numerous other small and growing businesses .

Area employers include:

- Celegard
- Legrand
- Lilly
- Red Bull
- Ball Metal Beverage
- Golden Home
- Carvana
- Shoe Show
- Westrock Coffee
- Atrium
- In addition, the area is home to diversified industries such as advanced manufacturing, logistics, automobile/motorsports, aerospace and more.



Property Boundary



***Additional Parcels Available For A Total Of .38 - 3.3 +/- Acres**

A Taste Of Kannapolis





About Kannapolis

Kannapolis, with a current population of approximately 55,000, sits in both Cabarrus and Rowan counties. Kannapolis is the 20th in North Carolina.

Kannapolis was founded in 1906 as a true mill town, home to the Cannon Mills Corporation, which became the Fieldcrest-Pillowtex Corporation. Today, Kannapolis is home to the sprawling North Carolina Research Campus, a public-private venture focusing on food, nutrition, and biotech research. It is also home to the Haas F1 racing team, Zipline, Prime Beverage, Amazon, Gordon Food, and more.

Recently, Site Selection Magazine named Kannapolis as one of the Top 15 cities in the US for corporate headquarters relocation.

The downtown has recently undergone a years-long revitalization program that has created a thriving, walkable downtown. The central focus of the downtown is the Kannapolis Cannon Ballers, a AAA affiliate of the Chicago White Sox.

The city is easily accessed via I-85, US Hwy 29, US Route 601 and NC 73.





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