

7,000 SF RETAIL/OFFICE - KANNAPOLIS



FOR LEASE
\$6.75/SF NNN

297 East 22nd Street
Kannapolis, NC 28083

+/- 7,000SF of office or
retail space available for
\$6.75/SF + \$1.94/SF
operating expenses (\$5,069
total rent per month).

Located five minutes from
I-85 and revitalizing
Downtown Kannapolis.

PID: 161003



5 min to I-85



National retailers
nearby



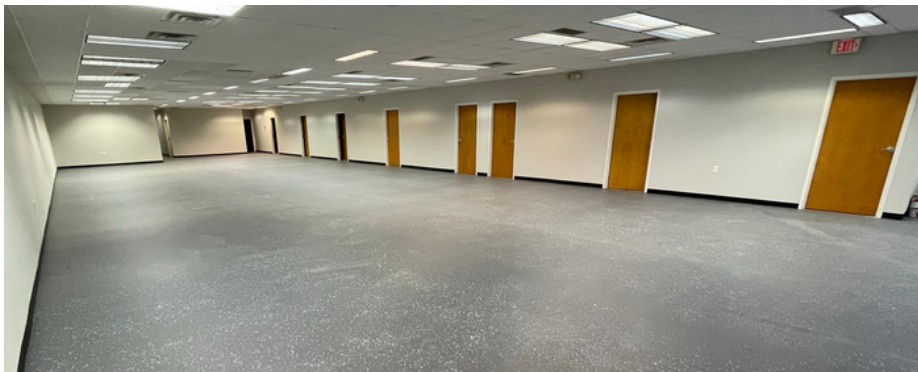
C-2 zoning (Kannapolis)



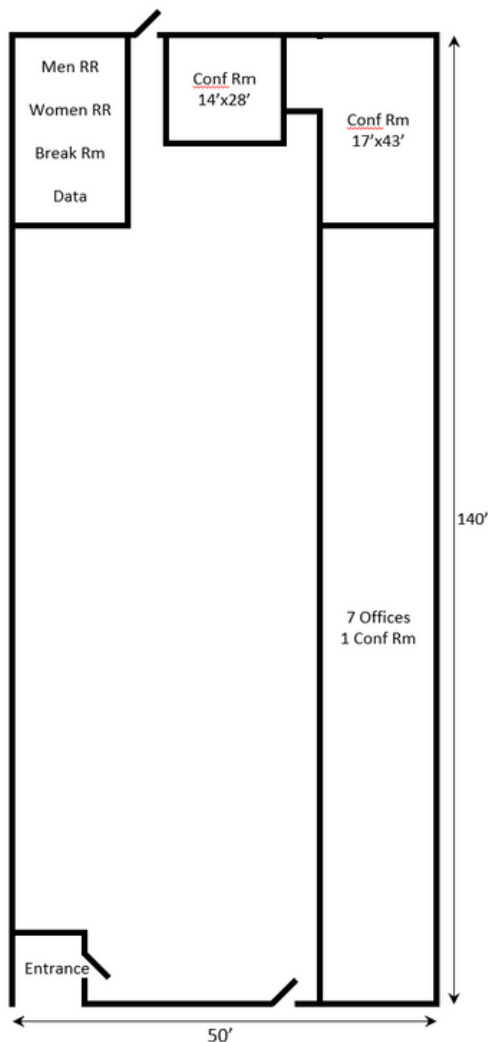
High Visibility
(25,000 VPD) signalized
intersection

*All information needs to be independently verified.

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- 7 Offices (10'x12' avg)
- 3 Conference Rooms
- 1 Break Room
- 1 Extra Large Conference Room with Projection Screen

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