

# SALE

**N MAIN ST**

N Main St Kannapolis, NC 28081



## PROPERTY DESCRIPTION

Prime corner parcel on N Main St. Perfect for small retail establishment or small auto repair. Less than 3 miles away from New Atrium Health Ballpark.

## PROPERTY HIGHLIGHTS

- .50+/- acres available
- Traffic Volume approximately 10,000 per TrafficMetrix
- 146ft of road frontage on N Main St
- Corner Parcel
- Zoned C-2 (General Commercial)
- Parcel ID: 160122

## OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	21,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,141	12,213	26,441
Total Population	3,127	31,070	66,297
Average HH Income	\$52,896	\$53,819	\$53,819

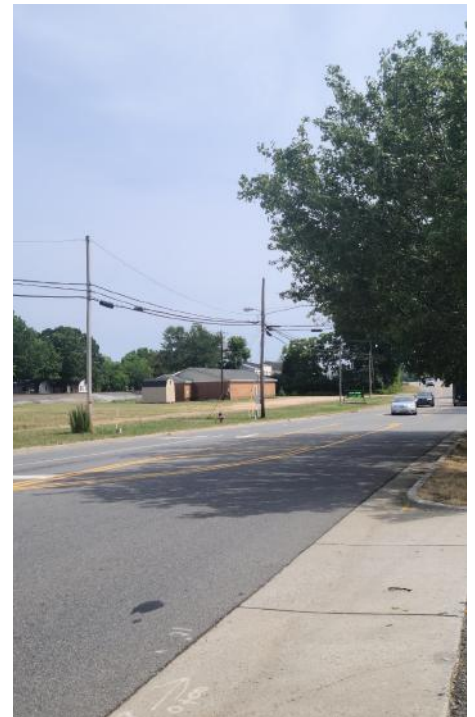
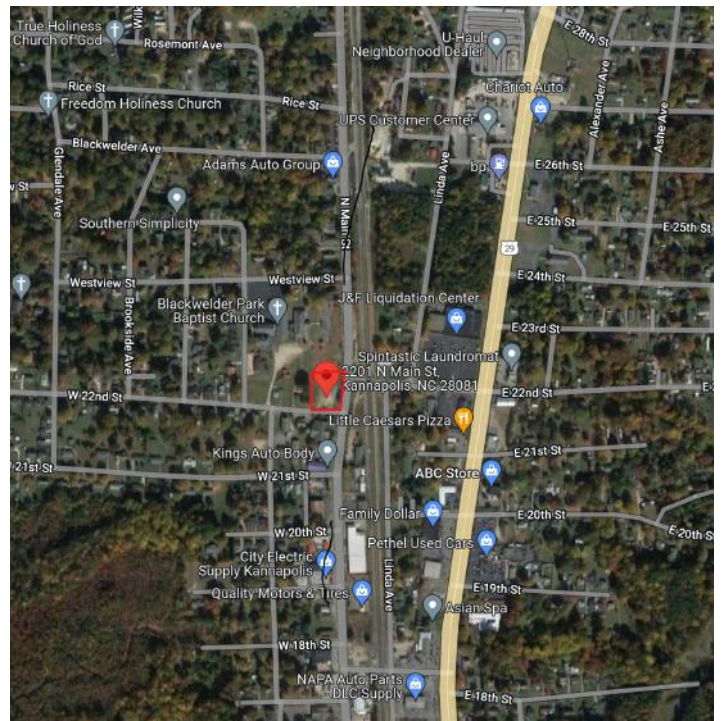
**Ryan Pilsy**  
980 339 9174



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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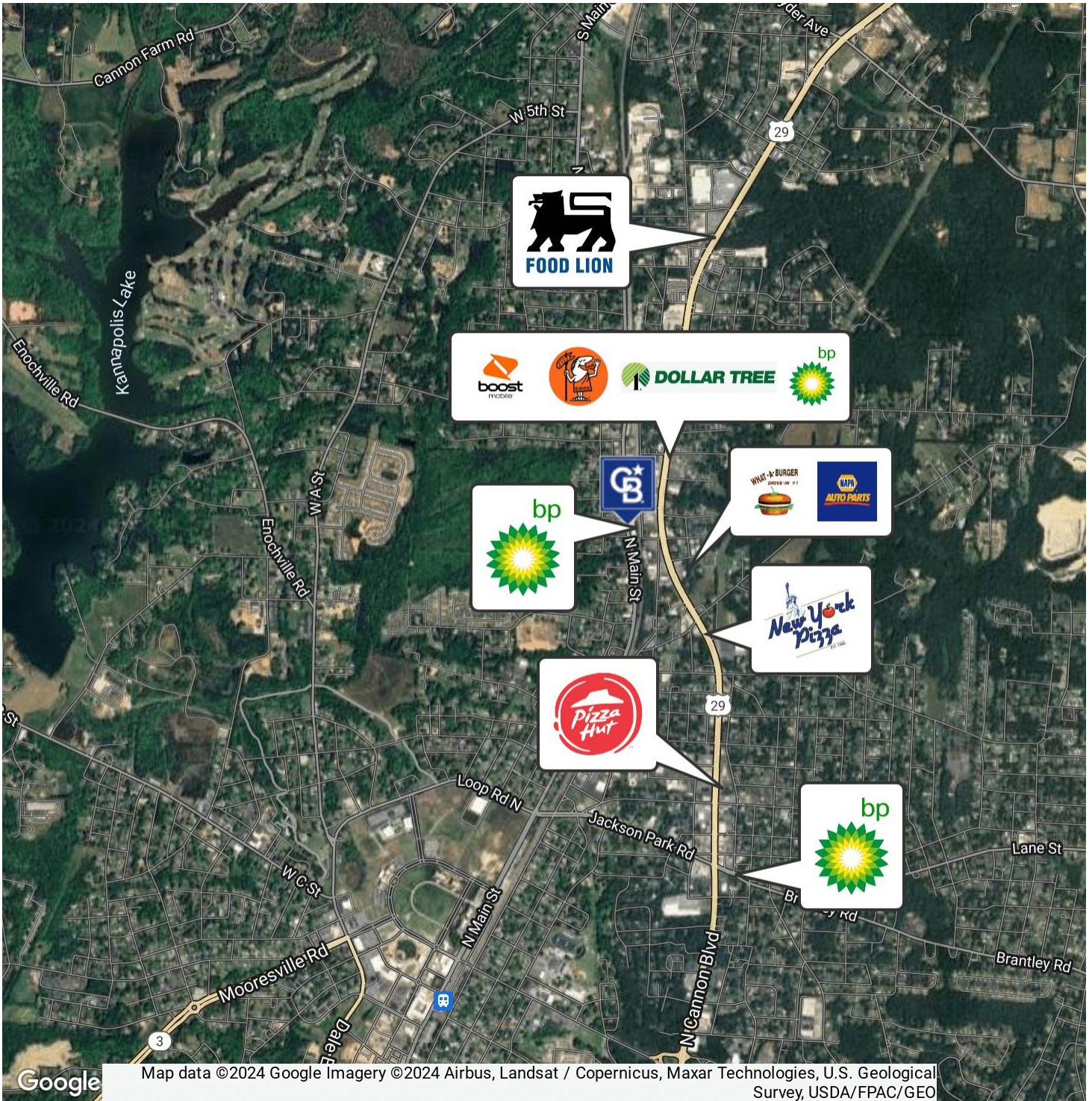
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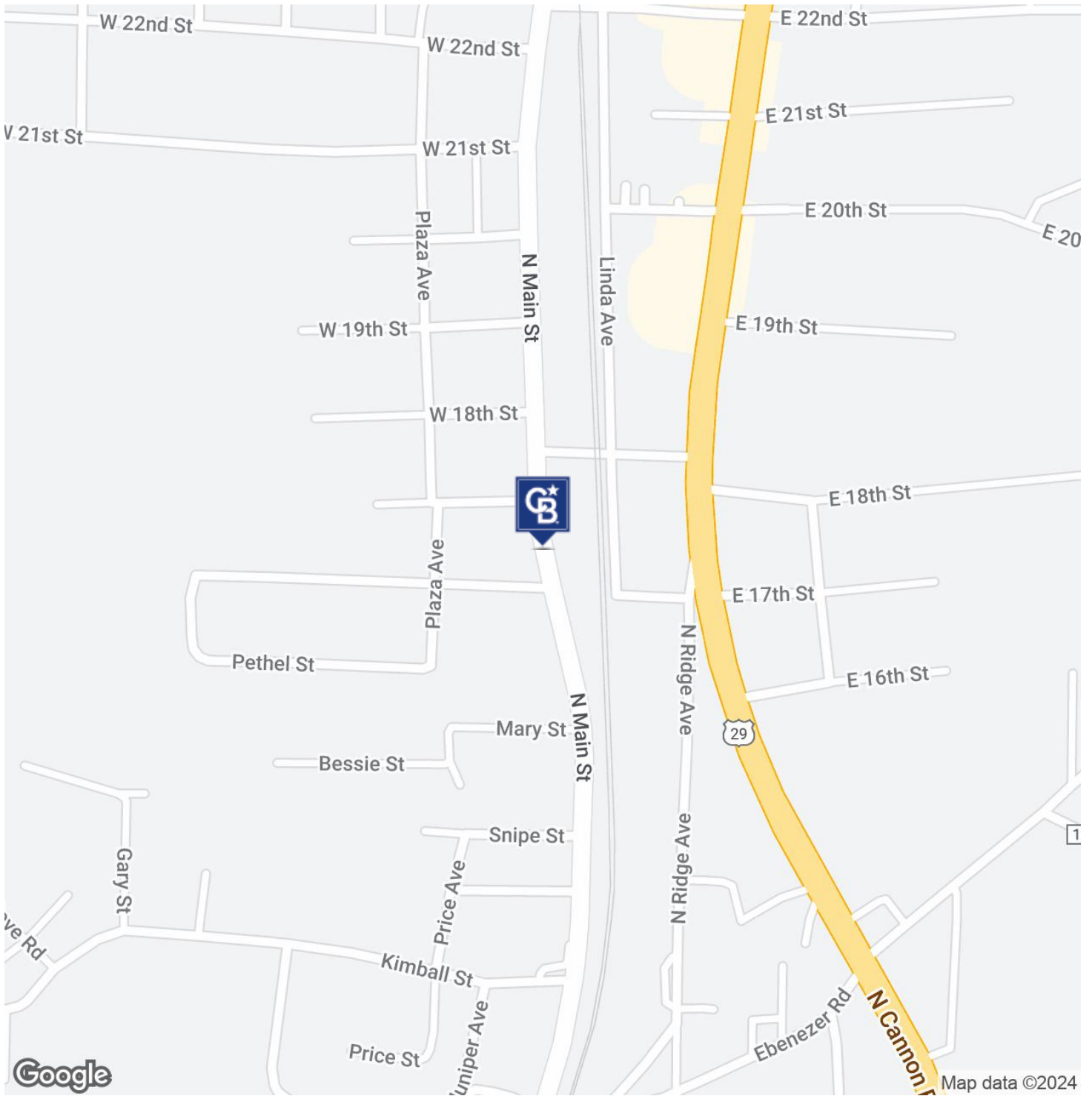
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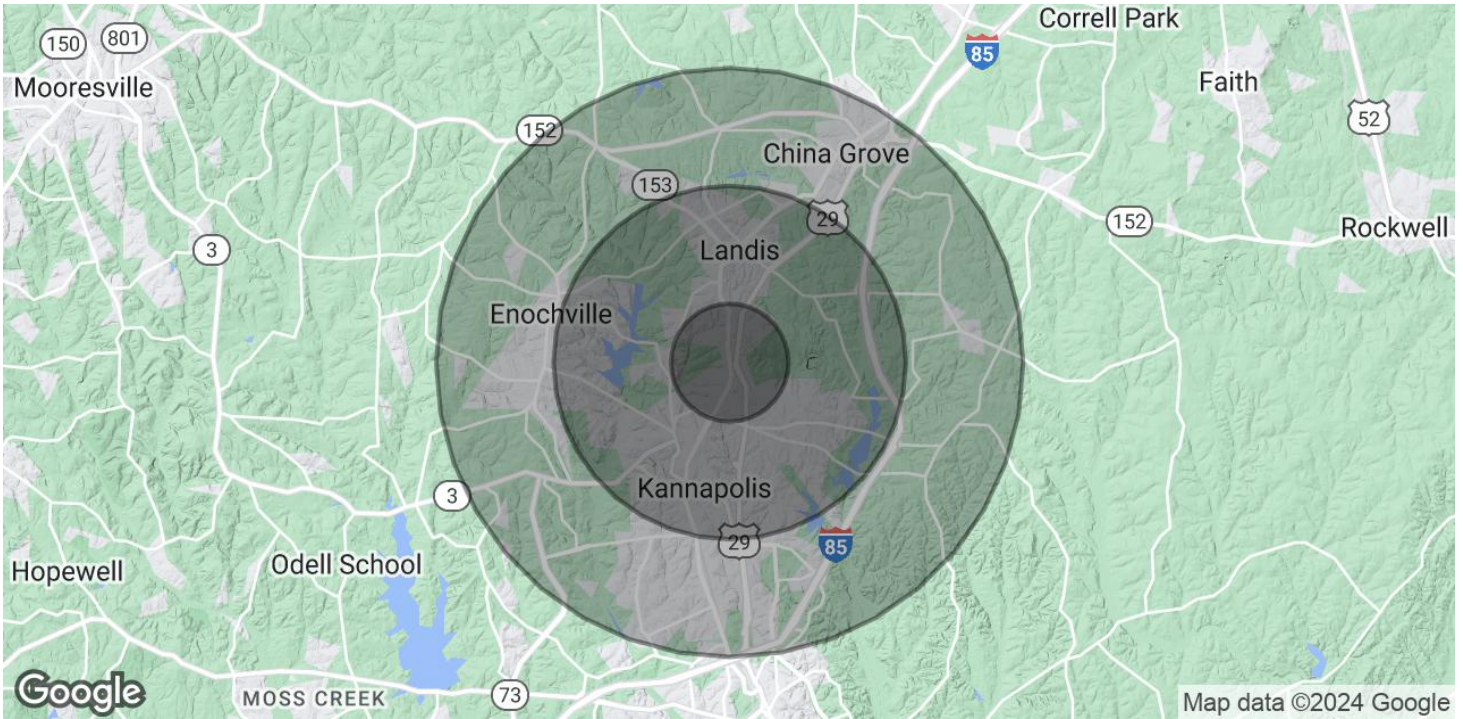


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,127	31,070	66,297
Average Age	34.6	36.8	37.5
Average Age (Male)	35.3	35	35.3
Average Age (Female)	34.6	38.3	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,141	12,213	26,441
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$52,896	\$53,819	\$53,819
Average House Value	\$144,081	\$145,097	\$160,409

\* Demographic data derived from 2020 ACS - US Census

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