

GROUND LEASE OPPORTUNITY

+/- 0.86 ACRE DRIVE-THRU PAD | I-85 CORRIDOR



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ABOUT THE PROPERTY

ABSOLUTE NNN GROUND LEASE

- ±0.86 acres (37,461 SF) of pad-ready commercial land at a signalized intersection
- Zoned GC — General Commercial; Cabarrus County
- PIN 5622-47-8889-0000
- Offered as an absolute triple-net ground lease with a 15-year initial term
- 17,500 AADT at the site; I-85 interchange access minutes away
- Established retail node — big-box anchored center across the street, Valvoline and a hotel adjacent, and new multifamily surrounding the site



**INQUIRE W BROKER
ASKING RENT/YEAR**

**+/- 0.86 ACRES
37,461 SF PAD**

**17,500
AADT AT SITE**

**15 YEARS
INITIAL TERM**





THE DETAILS

Location	2215 Roxie Street NE, Kannapolis, NC 28083
Site Size	+/- 0.86 Acre (37,461 SF)
Zoning	GC - General Commercial
Parcel	Cabarrus County PIN 5622-47-8889-0000

ABOUT THE PROPERTY

PROPERTY FEATURES

Offering	Absolute NNN Ground Lease
Initial Term	15 Years
Asking Rent	Inquire with Broker
Traffic Count	17,500 AADT
Delivery	Tenant-funded demolition, site work & vertical construction



WHO THIS SITE FITS

TARGET USERS

The pad is being marketed broadly across the drive-thru and single-tenant retail spectrum rather than to a single concept. Depth of stacking, dual access, and a corner position at a signalized intersection make the site workable for double drive-thru layouts as well as conventional pad users.

DRIVE-THRU COFFEE

7 Brew, Dutch Bros, Scooter's Coffee, Human Bean and comparable regional operators.

QSR

Quick-service restaurant concepts seeking a double drive-thru pad of this size.

FINANCIAL

Regional banks and credit unions expanding branch networks along the I-85 corridor.

MEDICAL & SERVICE

Urgent care, drive-thru pharmacy, convenience, automotive and service retail users.





ABOUT THE AREA

KANNAPOLIS, NC

Kannapolis sits along the I-85 corridor in Cabarrus and Rowan Counties, roughly 25 miles northeast of uptown Charlotte. Built around Cannon Mills and once the largest textile operation in the South, the city has spent the last two decades rebuilding its economic base around life sciences, healthcare, and distribution.

The North Carolina Research Campus anchors that shift, drawing university, biotech, and food-science research to the center of the city, while a rebuilt downtown, Atrium Health Ballpark, and the Kannapolis Cannon Ballers have brought retail and residential investment back to the core. The city is also the hometown of Dale Earnhardt, and motorsports remains a visible part of the local economy.

Growth has followed. Kannapolis has added population at roughly 2% per year since the 2020 census, and new multifamily communities continue to deliver immediately around the subject property, feeding daytime and evening demand into this retail node.

63,097

2026 EST. POPULATION

+ 14.0%

GROWTH SINCE 2020 CENSUS

\$73,836

MEDIAN HOUSEHOLD INCOME

36.9

MEDIAN AGE

17,500

AADT AT THE SITE

+/- 25 MI

TO UPTOWN CHARLOTTE

