

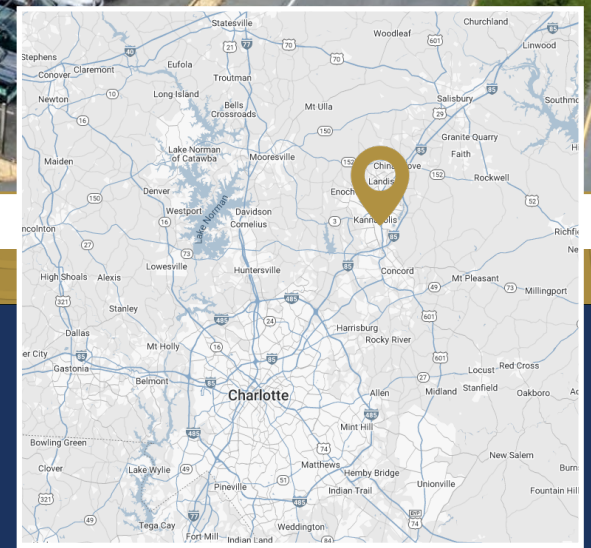
FOR SALE

FIRST & EARLY
— PARTNERS —
COMMERCIAL REAL ESTATE ADVISORS



AUTO DEALERSHIP & SERVICE FACILITIES AVAILABLE

1520 S Cannon Blvd, Kannapolis NC 28083



Elena Ji

E: elena@firstearlypartners.com

P: 704-317-1944

Katie Corrie

E: katie@firstearlypartners.com

P: 704-317-1948

Jubal Early Sr.

E: jubal@firstearlypartners.com

P: 704-317-1945

LOCATION OVERVIEW

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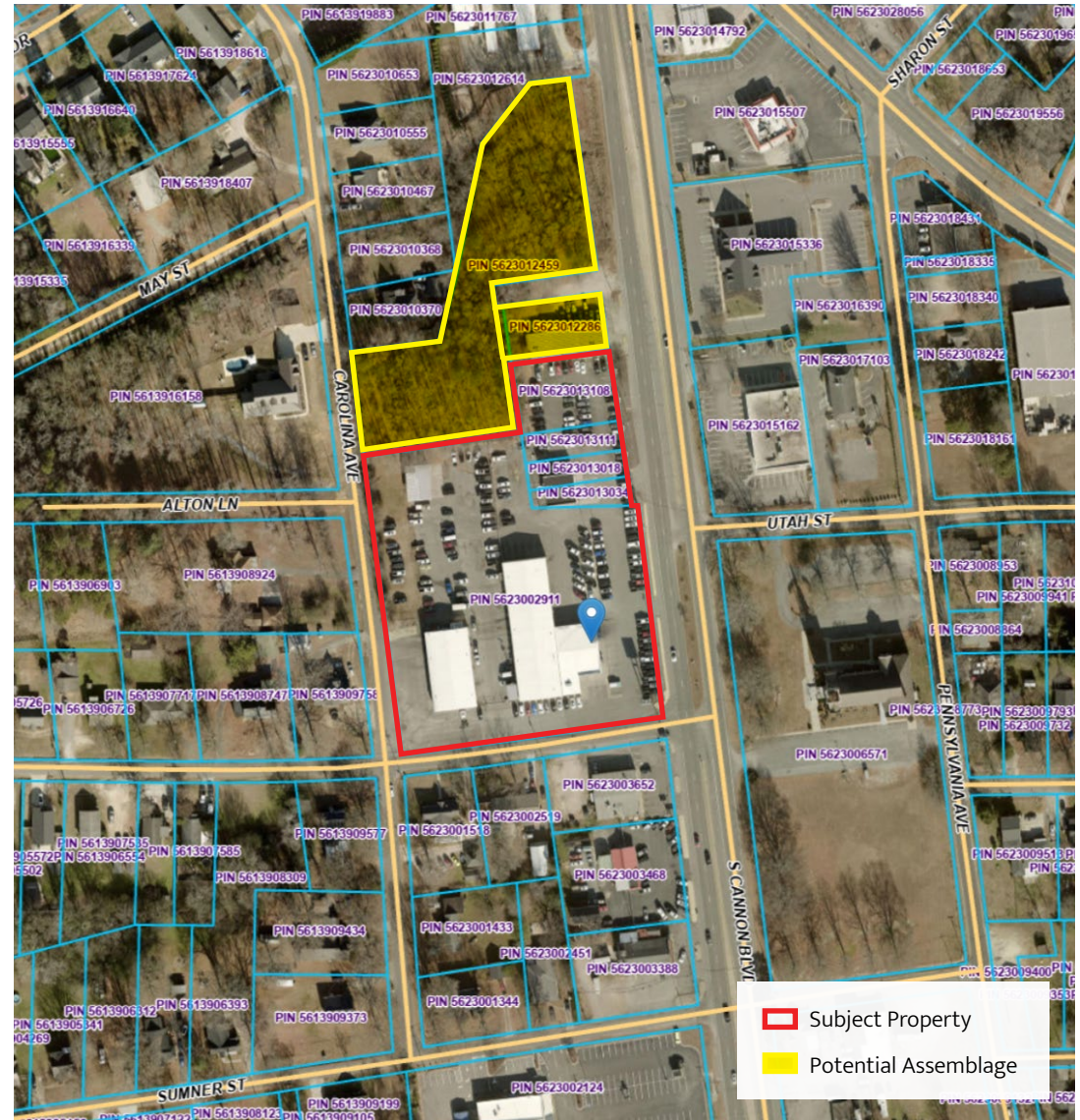
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PROPERTY OVERVIEW

Main Property Address:	1520 S Cannon Blvd Kannapolis, NC 28083
County:	Cabarrus
Asking Price:	Contact Listing Brokers
Investment Type:	Owner User
Total Building Area:	+/- 24,624 Square Feet
Site Size:	+/- 3.76 Acres
Year Built / Renovated:	1965 / 1999
Parking:	180 spaces in the front parking lot, and +/- 85 behind the showroom building
Zoning:	GC (General Commercial)
Frontage:	+/- 517 feet on S Cannon Blvd
Signage:	TBD
Vehicles Per Day (VPD):	22,500
Existing Tenant's Lease Expiration Date:	07/31/2026
Propose Use or Ideal User:	Used Car Dealership, Equipment Rental, Boat/Trailer Sales, Motorcycle Sales, Outdoor Powersports Sales
Parcel ID #s:	56230029110000 56230130340000 56230130180000 56230131110000 56230131080000
Potential Assemblage Opportunity with Adjacent Lots:	56230122860000 – (0.24 acres) 56230124590000 – (1.97 acres)

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
Population (2024)	8,490	55,560	97,707
2029 Population Projection	9,602	62,597	109,502
Annual Growth 2024-2029	2.6%	2.5%	2.4%



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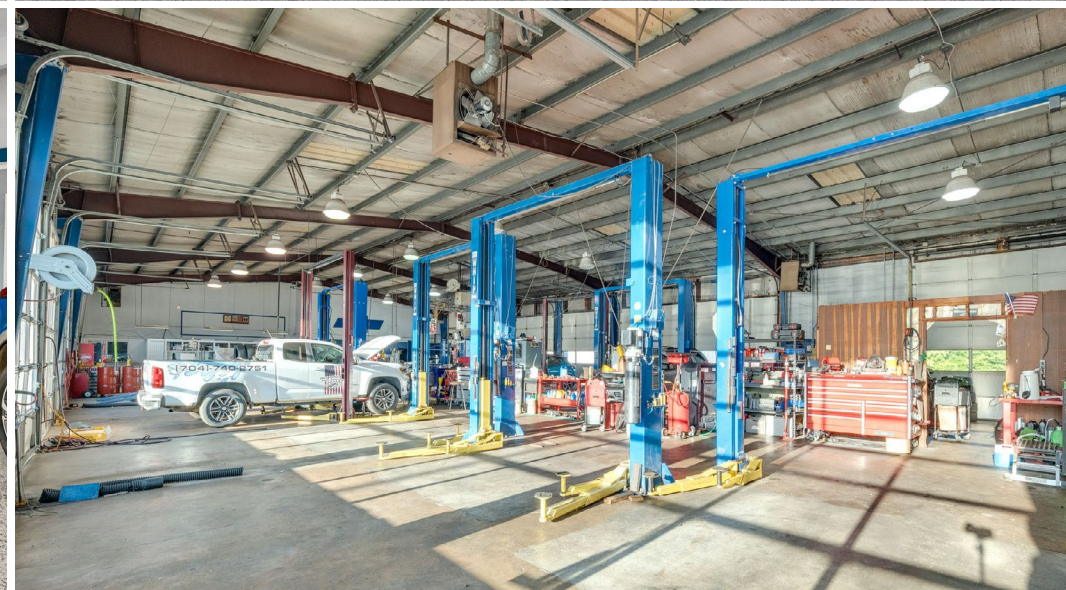
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PROPERTY PHOTOS

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