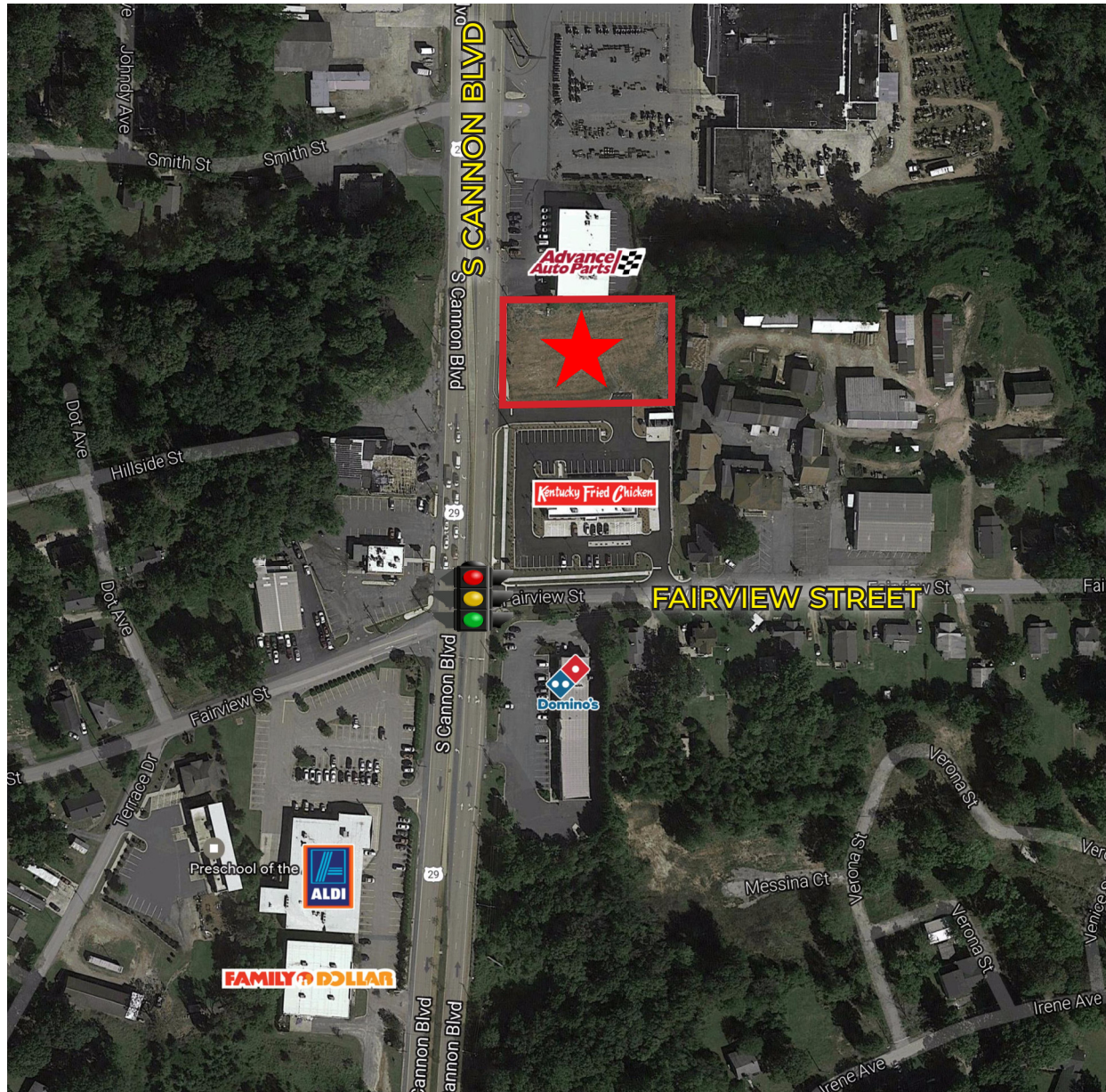




± 0.8 AC LAND FOR SALE

511 S. Cannon Blvd
Kannapolis, NC 28083

CONTACT | Will Black
direct: 704.206.8349
wblack@collettre.com



PROPERTY DETAILS

- +/- 0.8 acres, zoned C-2 General Commercial District (City of Kannapolis)
- Site is graded with curb, gutter, and utilities in place
- Great location for Fast Food/Restaurant
- Cross access with New KFC
- Located on Cannon Blvd in Kannapolis, NC
- Call Broker for Pricing

DEMOGRAPHIC SNAPSHOT

	1 mile	3 mile	5 mile
Population	8,864	47,879	85,992
Projected Pop. (2028)	10,271	53,922	94,607
Avg. HH Income	\$65,394	\$68,020	\$76,632
Daytime Employees	2,185	12,808	25,470

TRAFFIC COUNTS

S Cannon Blvd	21,104
Dale Earnhardt Blvd	18,064

1111 METROPOLITAN AVE
SUITE 700
CHARLOTTE, NC 28204
Mailing: P.O. BOX 36799
CHARLOTTE, NC 28236
WWW.COLLETTRE.COM

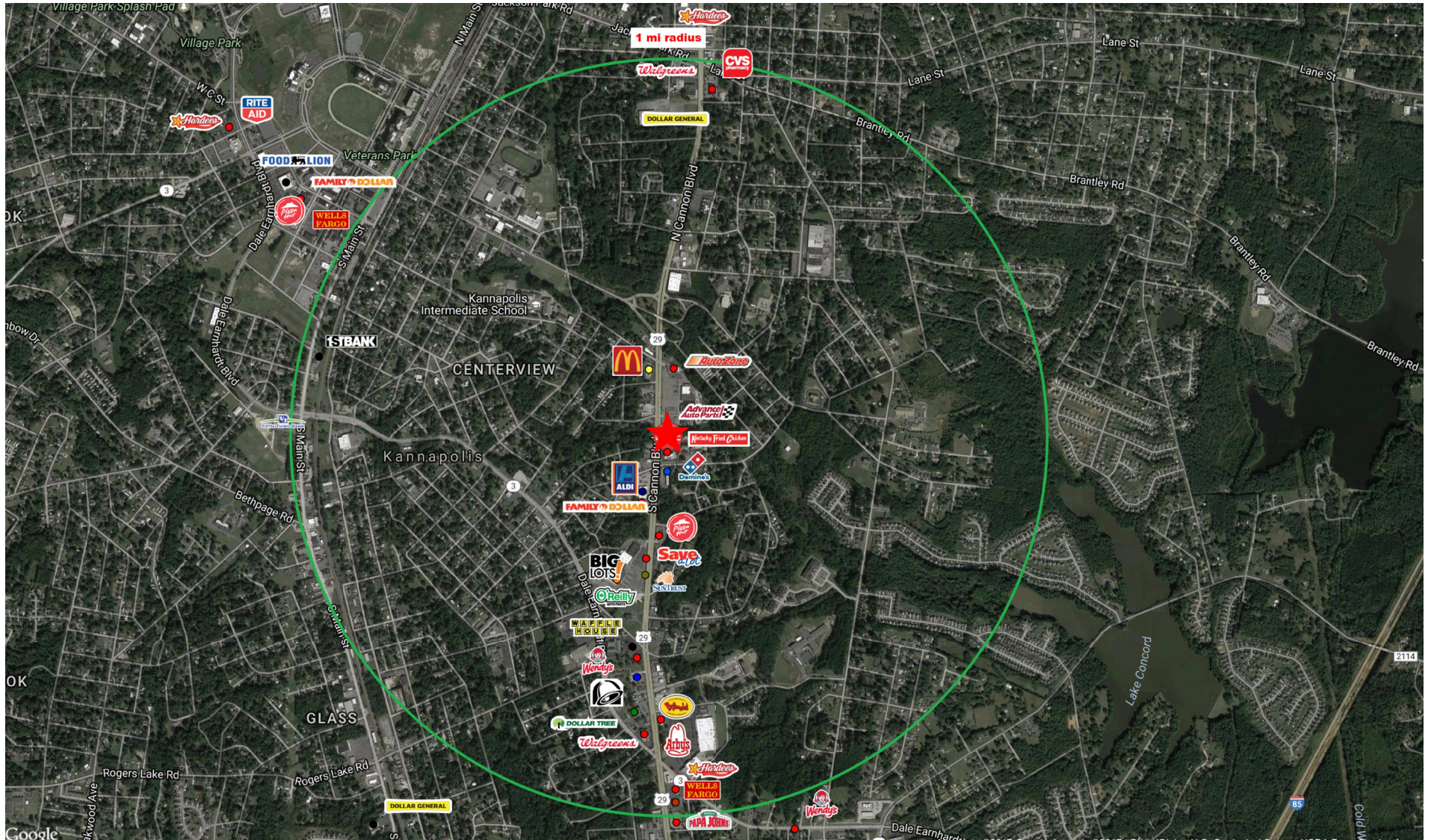




+/-0.8 AC LAND FOR SALE

MERCHANT AERIAL

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direct: 704.206.8349
wblack@collettire.com



1111 METROPOLITAN AVE, STE 700, CHARLOTTE, NC 28204
Mailing: P.O. BOX 36799, CHARLOTTE, NC 28236-6799
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