

# COLLEGE STATION

409-413 N CANNON BLVD KANNAPOLIS, NORTH CAROLINA 28083

1 PARCEL AVAILABLE FOR SALE



RCCC School  
Of Cosmetology

Gym & I Fitness



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# COLLEGE STATION

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**PROPERTY SUMMARY**

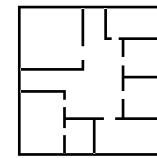
ADDRESS	409-413 N CANNON BLVD KANNAPOLIS, NORTH CAROLINA 28083
ZONING	GC - GENERAL COMMERCIAL
PIN ID	5624 01 7177 0000
LOT SIZE	+/- 0.57 ACRES
PRICE	CALL FOR PRICING
LOT AVAILABLE	LOT 3 - 0.57 AC



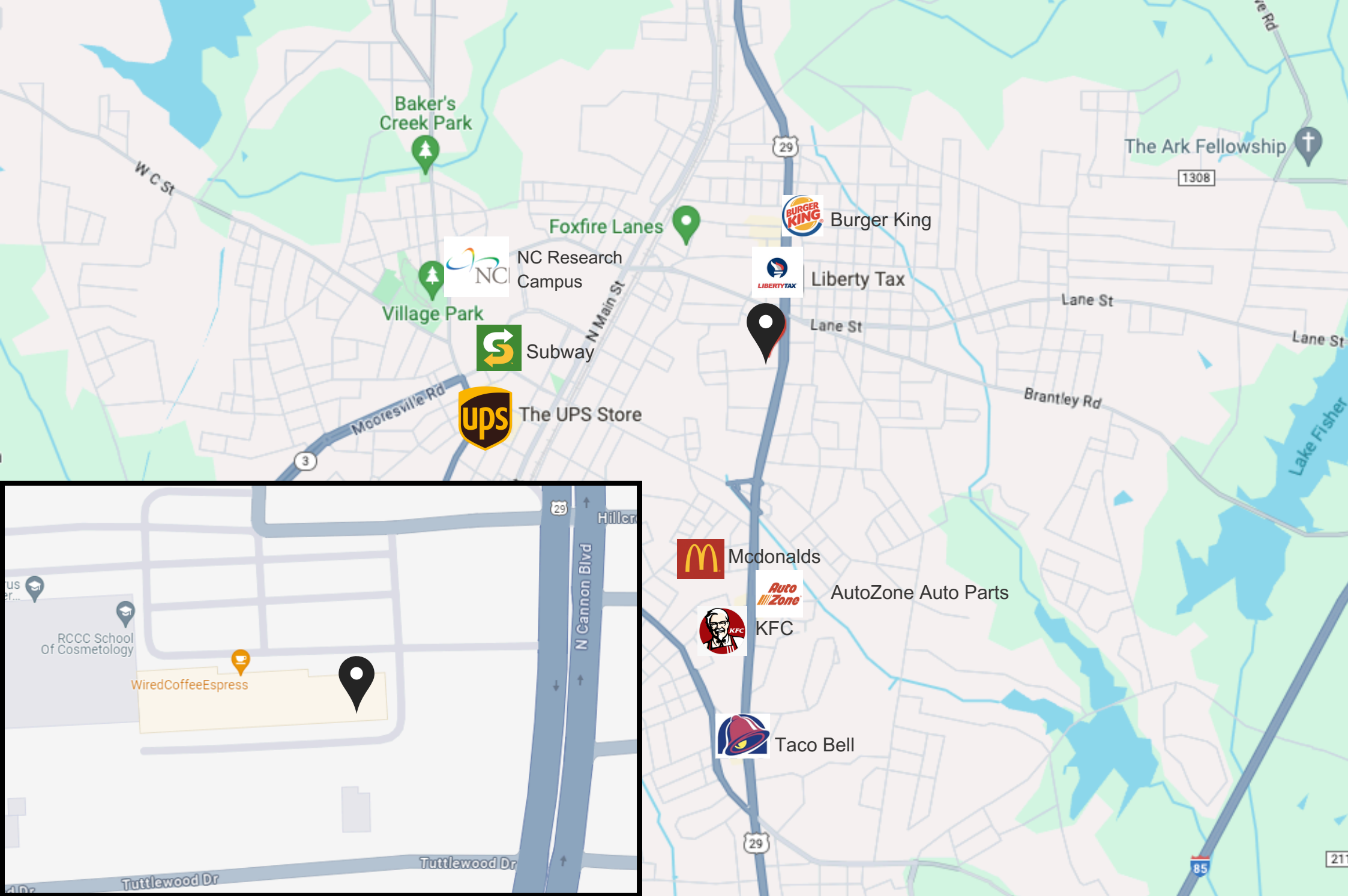
UP TO 20,000  
CARS PER DAY



HIGHLY VISIBLE  
LOCATION



+/- 0.57 AC  
AVAILABLE



Baker's Creek Park

The Ark Fellowship

Foxfire Lanes

Burger King

NC Research Campus

Liberty Tax

Village Park

Subway

The UPS Store

McDonalds

AutoZone Auto Parts

KFC

Taco Bell

W.C. St

Mooresville Rd

N Main St

Lane St

Brantley Rd

Lane St

Lake Fisher

Hillcrest

N Cannon Blvd

Tuttlewood Dr

Tuttlewood Dr

RCCC School of Cosmetology

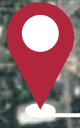
WiredCoffeeEspresso



Gym & I Fitness

0.57 AC LOT

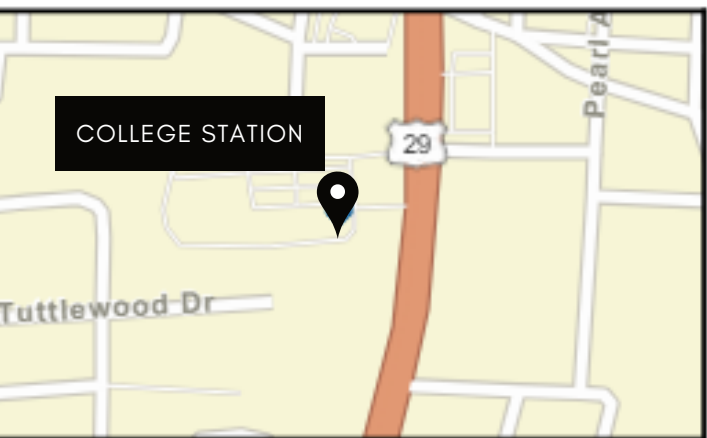
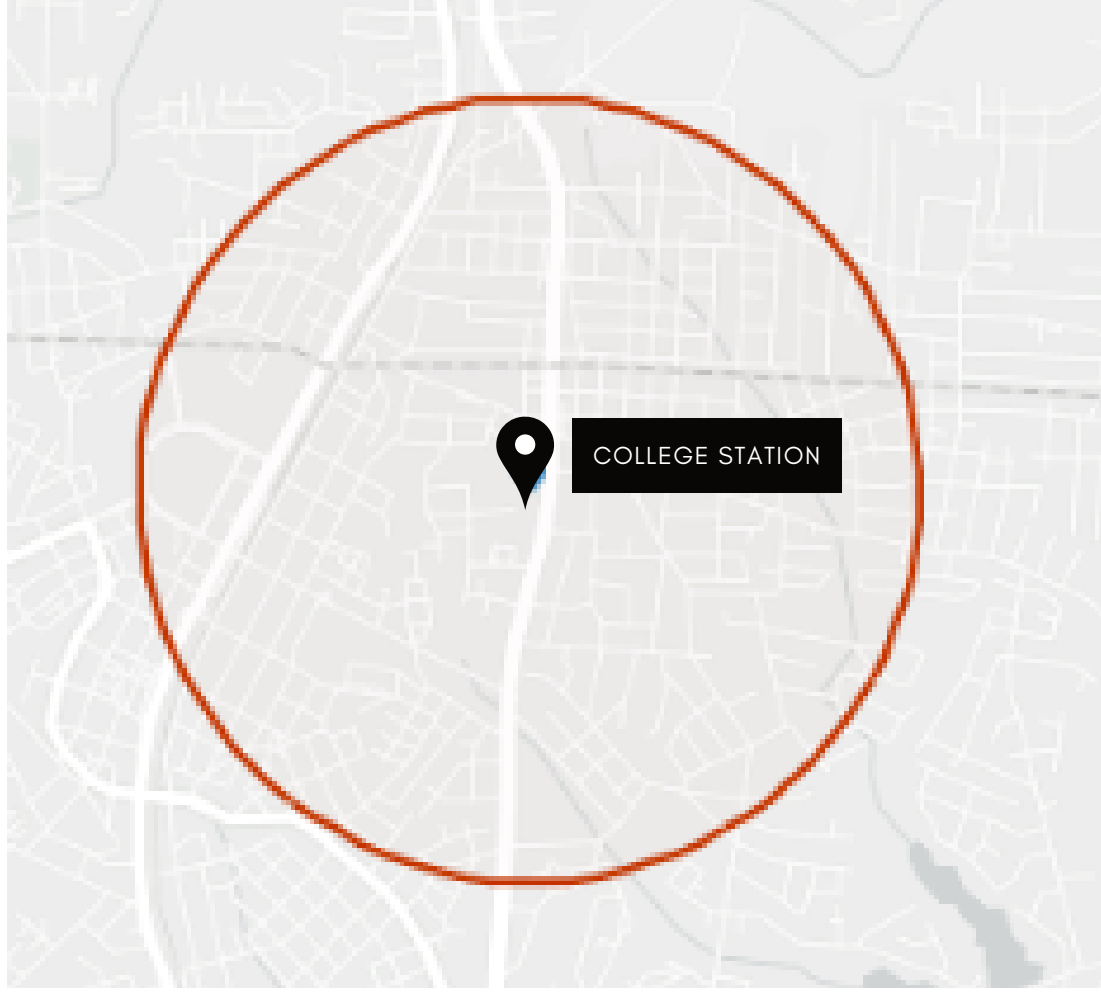
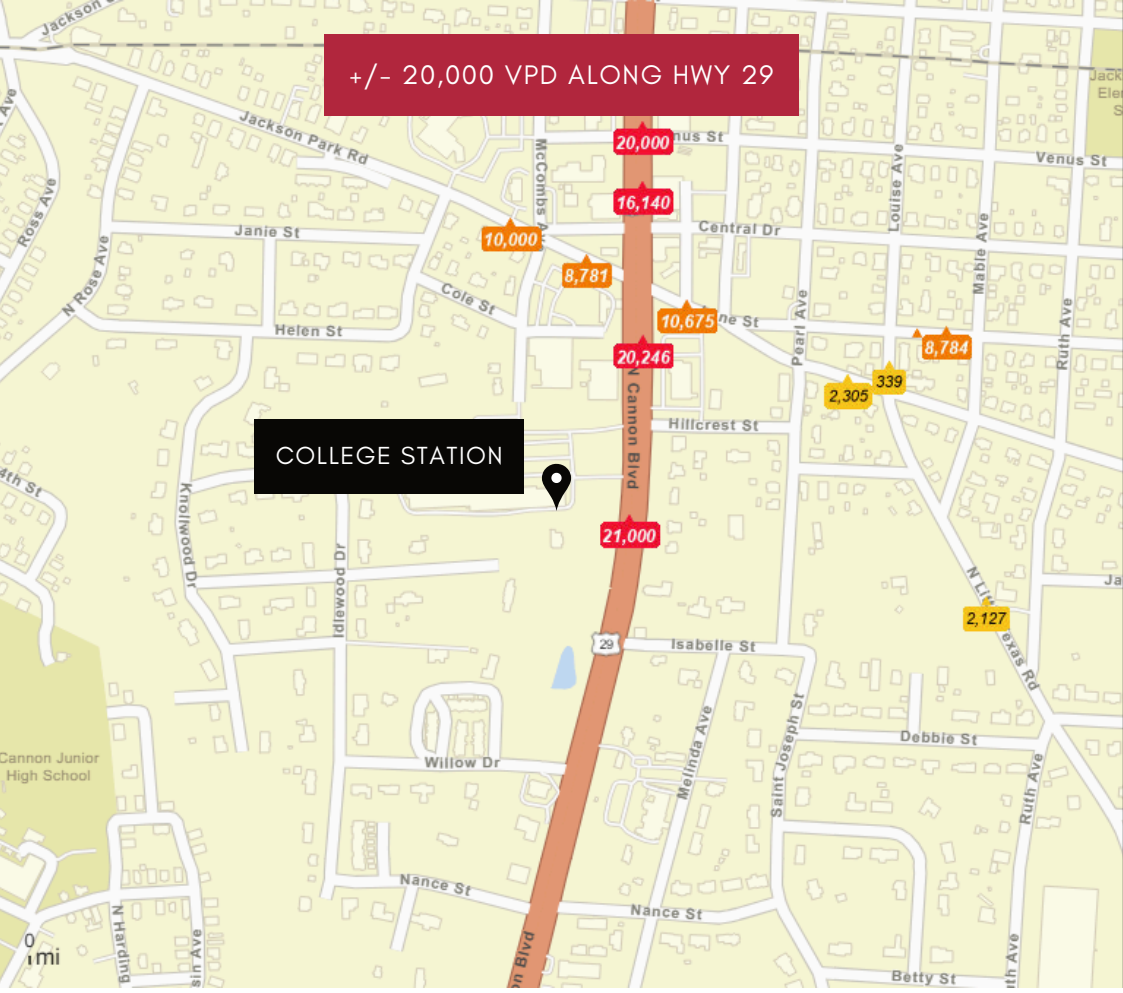




# COLLEGE STATION



+/- 20,000 VPD ALONG HWY 29



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).



\$192,522

Median Home Value



\$55,629

Median HH Income



13.0%

No High School Diploma



31.4%

High School Graduate

3.5

Home Value to  
Income Ratio



34.2%

Some College/ Associate's  
Degree



21.3%

Bachelor's/Grad/ Prof  
Degree

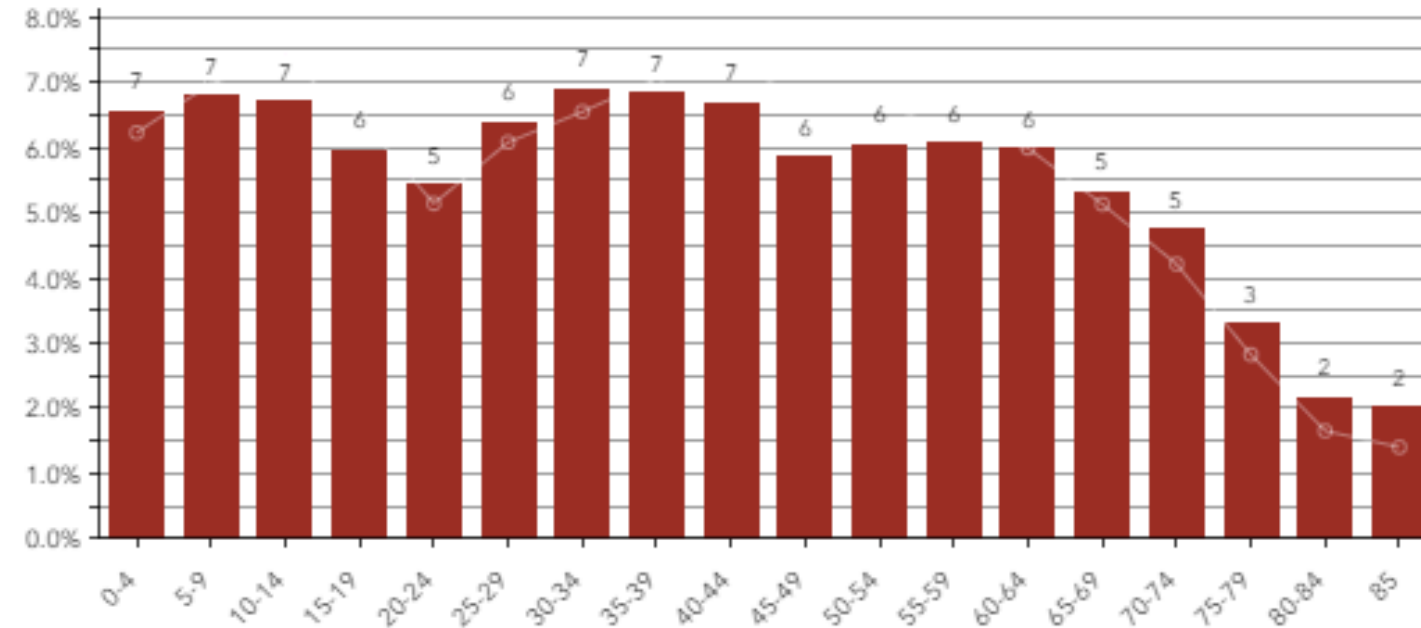
38.8

Median Age

22,936

Households

Age Profile



HOUSEHOLDS HHS% % US HHS INDEX

Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	3,920	17.09%	7.63%	224
GenXurban (L5)	2,877	12.54%	11.26%	111
Sprouting Explorers (L7)	1,324	5.77%	7.20%	80
Middle Ground (L8)	2,508	10.93%	10.79%	101
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	410	1.79%	8.30%	22
Midtown Singles (L11)	270	1.18%	6.16%	19
Hometown (L12)	6,524	28.44%	6.01%	473
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

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Rowan-Cabarrus  
Cosmetology Center

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