



FOR LEASE

## 200 Main – Retail or Office

200 S. Main St  
Kannapolis, NC 28081

**1,477 SF** | **\$28.50**  
AVAILABLE | SF/YR



**Mortice Commercial Real Estate**  
126 Arlington Ave SE  
Concord, NC  
704 684-1958  
[www.morticecre.com](http://www.morticecre.com)


**Steven Tice, CCIM**  
Principal/Broker  
704 794-2294 (Direct)  
[tice@morticecre.com](mailto:tice@morticecre.com)  
Lic# NC 168957

# Property Overview

 **1,477 SF**  
AVAILABLE SF

 **\$28.50**  
ASKING RATE SF/YR

 **2024**  
YEAR BUILT

 **0.556**  
LOT SIZE


 **91227**  
BUILDING SQFT

 **5613692510**  
PARCEL ID

 **CC**  
ZONING

 **Cabarrus**  
COUNTY

 **158**  
FRONTAGE

 **35.496255, -80.62542**  
**5**  
COORDINATES

 **Retail or Office**  
PROPERTY TYPE

## EXECUTIVE SUMMARY

Position your business in the heart of Kannapolis' rapidly transforming downtown. 200 Main offers a rare opportunity to lease space along one of the city's most visible and active corridors, surrounded by ongoing public and private investment.

This well-located property provides excellent frontage and accessibility, making it ideal for retail, office, or service-oriented users looking to capitalize on growing foot traffic and momentum driven by nearby developments, including the North Carolina Research Campus and continued downtown revitalization efforts.

With strong visibility, convenient access, and proximity to dining, retail, and civic anchors, 200 Main delivers both presence and practicality for businesses seeking to establish or expand in Cabarrus County's fastest-evolving market.

## PROPERTY HIGHLIGHTS

- Prime downtown Kannapolis location
- Strong street presence and visibility
- Surrounded by ongoing redevelopment and investment
- Flexible layout suitable for retail, office, or service use
- Minutes from NC Research Campus and key downtown amenities

## ACCESSIBILITY

### TRANSIT

Kannapolis Train Station **52 ft**

CK Rider (Bus Stop) **0.4 mi**

### AIRPORTS

Charlotte Douglas International Airport **26.8 mi**

Concord-Padgett Regional Airport **9.4 mi**

Mid-Carolina Regional Airport (RUQ) **11.6 mi**

### HIGHWAYS

US Hwy 29 **1.0 mi**

I-85 **4.0 mi**

# Space Available

**Suite 108**

**\$28.50 SF/Yr**

SF AVAILABLE

**1,477 SF**

TERM

**3 – 5 Yrs**

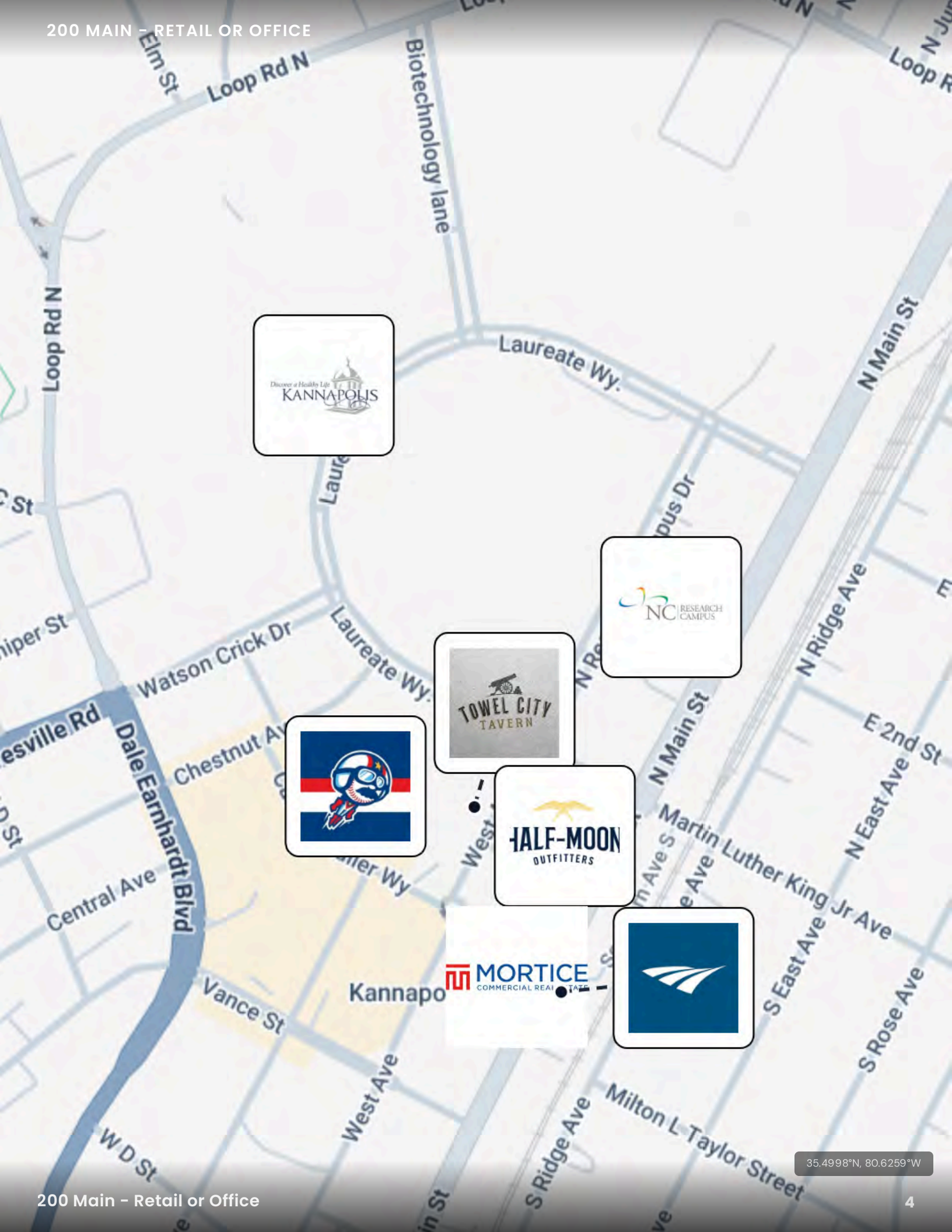
TYPE

**NNN**

USE

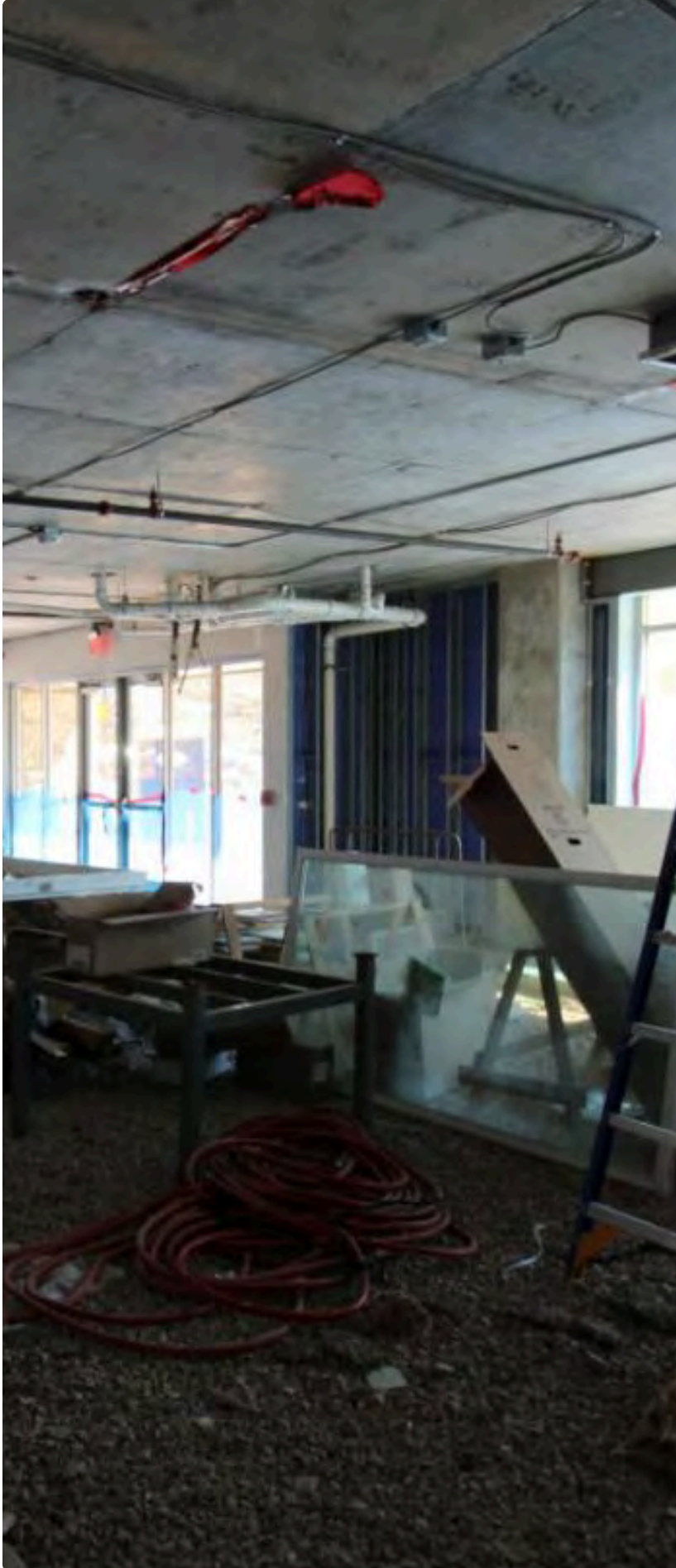
**Retail or office**

Rare jewel box retail opportunity in the heart of downtown – ideal for a boutique concept seeking maximum visibility in a compact, high-character space. Will be turned over in turn-key condition.





# Photo Gallery



# Market Overview



POPULATION <b>36,910</b>	AREA <b>33.0 sq mi</b>
ELEVATION <b>830 ft</b>	TIME ZONE <b>Eastern Time Zone</b>
COUNTY <b>Cabarrus County</b>	INCORPORATED <b>1984</b>
STATE <b>North Carolina</b>	

## Market Overview: Kannapolis, NC

Kannapolis is a city in Cabarrus and Rowan counties in North Carolina, northwest of Concord and northeast of Charlotte, and is a suburb in the Charlotte metropolitan area. The city of Kannapolis was incorporated in 1984. The population was 53,114 at the 2020 census, which makes Kannapolis the 19th-most populous city in North Carolina. It is the home of the Kannapolis Cannon Ballers, the Low-A baseball affiliate of the Chicago White Sox, and it is the hometown of the Earnhardt racing family. It is also the headquarters for the Haas F1 racing team. The center of the city is home to the North Carolina Research Campus, a public-private venture that focuses on food, nutrition, and biotech research.

### DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>9,233</b>	Population	<b>49,215</b>	Population	<b>84,765</b>
Median HH Income	<b>\$54,999</b>	Median HH Income	<b>\$62,424</b>	Median HH Income	<b>\$66,625</b>
Households	<b>3,720</b>	Households	<b>19,491</b>	Households	<b>34,004</b>

Source: ESRI / ArcGIS Business Analyst





PRESENTED BY

## 200 Main – Retail or Office

200 S. Main St, Kannapolis, NC, 28081



**Steven Tice, CCIM**

Principal/Broker

704 794-2294

tice@morticecre.com

Lic# NC 168957

### **Mortice Commercial Real Estate**

126 Arlington Ave SE

Concord, NC

704 684-1958 [www.morticecre.com](http://www.morticecre.com)

#### **DISCLAIMER**

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MORTICE COMMERCIAL REAL ESTATE and it should not be made available to any other person or entity without the written consent of MORTICE COMMERCIAL REAL ESTATE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MORTICE COMMERCIAL REAL ESTATE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MORTICE COMMERCIAL REAL ESTATE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MORTICE COMMERCIAL REAL ESTATE has not verified, and will not verify, any of the information contained herein, nor has MORTICE COMMERCIAL REAL ESTATE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE MORTICE COMMERCIAL REAL ESTATE ADVISOR FOR MORE DETAILS.