



## COMMERCIAL PROPERTY FOR SALE

2170 Dale Earnhardt Boulevard | Kannapolis, North Carolina 28083

Gas Station / Convenience Store | High-Traffic Commercial Corridor

### EXECUTIVE SUMMARY

Rare opportunity to acquire a fully equipped convenience store on one of Kannapolis' busiest commercial corridors. Positioned directly on Dale Earnhardt Boulevard — a road carrying 18,500 vehicles per day per NCDOT's 2024 AADT data — this 1,548 SF property puts your business in front of thousands of potential customers every single day. The site sits within a proven retail cluster just off I-85, surrounded by national restaurants and service brands, making it a turnkey investment or owner-operator play in one of North Carolina's fastest-growing municipalities.

Kannapolis has posted extraordinary growth, expanding its population by over 64% since 2000 and now exceeding 60,000 residents with no signs of slowing. The local economy is driven by retail trade, manufacturing, and healthcare, and the median household income has nearly doubled since 2000 to approximately \$70,000+. This is a market where fundamentals are strong and consumer demand for everyday convenience services continues to grow.

### PROPERTY DETAILS

Address	2170 Dale Earnhardt Blvd, Kannapolis, NC 28083
Property Type	Gas Station / Convenience Store (C-Store)
Building Size	Approximately 1,548 SF
Use	Fuel Sales, Convenience Retail, ATM
Prior Brand / Operator	BP / Carolina Fast Mart
Amenities	C-Store, ATM, Propane, Drive-Up Window
Frontage	Dale Earnhardt Boulevard (Primary Arterial)
County	Rowan County (China Grove Township)
Zip Code	28083

## LOCATION & MARKET OVERVIEW

### Dale Earnhardt Boulevard — A High-Visibility Commercial Corridor

Dale Earnhardt Boulevard is a major commercial spine connecting Kannapolis to I-85 and the greater Cabarrus/Rowan County trade area. According to NCDOT's 2024 Annual Average Daily Traffic (AADT) data, this segment of Dale Earnhardt Boulevard carries 18,500 vehicles per day — placing it firmly among the highest-traffic secondary roads in Rowan County. The subject property enjoys prominent, street-level visibility with easy ingress/egress, a critical advantage for convenience retail operations.

### Kannapolis: A Growth Market

<b>NCDOT Traffic Count (AADT 2024)</b>	18,500 vehicles per day
<b>2026 Estimated Population</b>	63,097 (projected)
<b>Population Growth Since 2000</b>	+64% (one of NC's fastest growing cities)
<b>Annual Growth Rate</b>	~2.1% per year
<b>Median Household Income</b>	~\$70,691–\$73,836
<b>Per Capita Income</b>	~\$36,301–\$47,034
<b>Largest Industries</b>	Retail Trade, Manufacturing, Healthcare
<b>Employment Growth (2022-23)</b>	+10.9% year-over-year
<b>Cost of Living Index</b>	91.9 (below U.S. average of 100)

## NEARBY BUSINESSES & TRADE AREA ANCHORS

This property benefits from an exceptionally developed retail ecosystem within a short radius. Major anchors and neighbors include:

- ✓ Shell / Quality Plus Gas Station (adjacent)
- ✓ Allied Insurance Agency (across street)
- ✓ Arby's (0.5 mi)
- ✓ Bojangles (0.6 mi)
- ✓ Walmart Supercenter (1.5 mi)
- ✓ Lowe's Home Improvement (1.5 mi)
- ✓ Ferguson HVAC Supply (next door)
- ✓ Culver's Restaurant (0.5 mi)
- ✓ Wendy's (0.6 mi)
- ✓ Cook Out (0.7 mi)
- ✓ Sam's Club (1.5 mi)
- ✓ I-85 Access (approx. 1.5 mi)

The presence of Walmart Supercenter, Sam's Club, and Lowe's Home Improvement approximately 1.5 miles down the corridor generates substantial pass-through traffic that directly benefits fuel and convenience operators along Dale Earnhardt Boulevard. The cluster of QSR (quick service restaurant) brands — Culver's, Arby's, Wendy's, Bojangles, and Cook Out — confirms strong baseline consumer foot traffic in this immediate trade area.

## INVESTMENT HIGHLIGHTS

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- Established convenience store location with prior BP brand affiliation on a primary arterial road
- 18,500 vehicles per day (NCDOT 2024 AADT) — one of the highest-traffic secondary roads in Rowan County
- 1,548 SF building with drive-up window, ATM, propane — positioned for full-service c-store operations
- Surrounded by national retail anchors driving consistent daily traffic patterns
- Located in one of North Carolina's fastest-growing cities with 64%+ population increase since 2000
- Below-average cost of living (index 91.9) means strong consumer purchasing power relative to income
- Median household income doubled since 2000 — a market that's economically upwardly mobile
- Ideal for owner-operators, fuel brand re-branding, or redevelopment play
- Direct access to I-85 corridor within minutes, supporting both local and pass-through customers
- Low-cost market with strong retail fundamentals — Retail Trade is Kannapolis' #1 employment sector

## IDEAL BUYER PROFILES

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This property is well-suited for a variety of acquisition strategies:

- Independent fuel operator seeking a re-brand opportunity under a major fuel brand
- C-store operator looking to expand in a high-growth NC market
- Developer seeking a commercially zoned site on a high-exposure boulevard for adaptive reuse
- 1031 Exchange buyer seeking a value-add retail asset in a growth corridor
- Investor assembling a portfolio of neighborhood-serving convenience and fuel assets

## CONTACT & SHOWING INFORMATION

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*To schedule a showing or request additional due diligence materials, please contact us directly. All inquiries held in strict confidence.*



## TRADE AREA MAP

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2170 Dale Earnhardt Blvd — surrounding retail anchors and QSR operators within 1 mile

# PROPERTY PHOTOS



Store Front



Dale Earnhardt Blvd & Utah St Corner



Fuel Canopy & Pump Island

*This offering memorandum contains information obtained from sources deemed reliable. Prospective buyers are encouraged to conduct independent due diligence. All figures are estimates and subject to verification.*