

# 700 NORTH CANNON

700 N CANNON BLVD, KANNAPOLIS, NC 28083

+/- 21,974 SF INDUSTRIAL / RETAIL | FOR SALE



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**PROPERTY SUMMARY**

ADDRESS	<b>700 N CANNON BLVD, KANNAPOLIS, NC 28083</b>
GLA (SF)	<b>+/- 21,974</b>
ZONING	<b>C2 - COMMERCIAL</b>
LOT SIZE	<b>+/- 1.20 ACRES</b>
PRICE	<b>\$1,798,000 (\$81.82/SF) - 8.11% CAP RATE</b>
	<ul style="list-style-type: none"> <li>• INDUSTRIAL / RETAIL INVESTMENT</li> <li>• MANAGEMENT IN PLACE</li> <li>• PROJ. 2024 GROSS INCOME: <b>\$259,226</b></li> <li>• PROJ. 2024 NOI: <b>\$145,749</b></li> <li>• RENOVATED INTERIOR</li> <li>• BELOW MARKET RENTS</li> </ul>



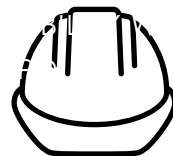
UP TO 20,000  
CARS PER DAY



HIGHLY VISIBLE  
LOCATION



STRONG  
TENANT MIX

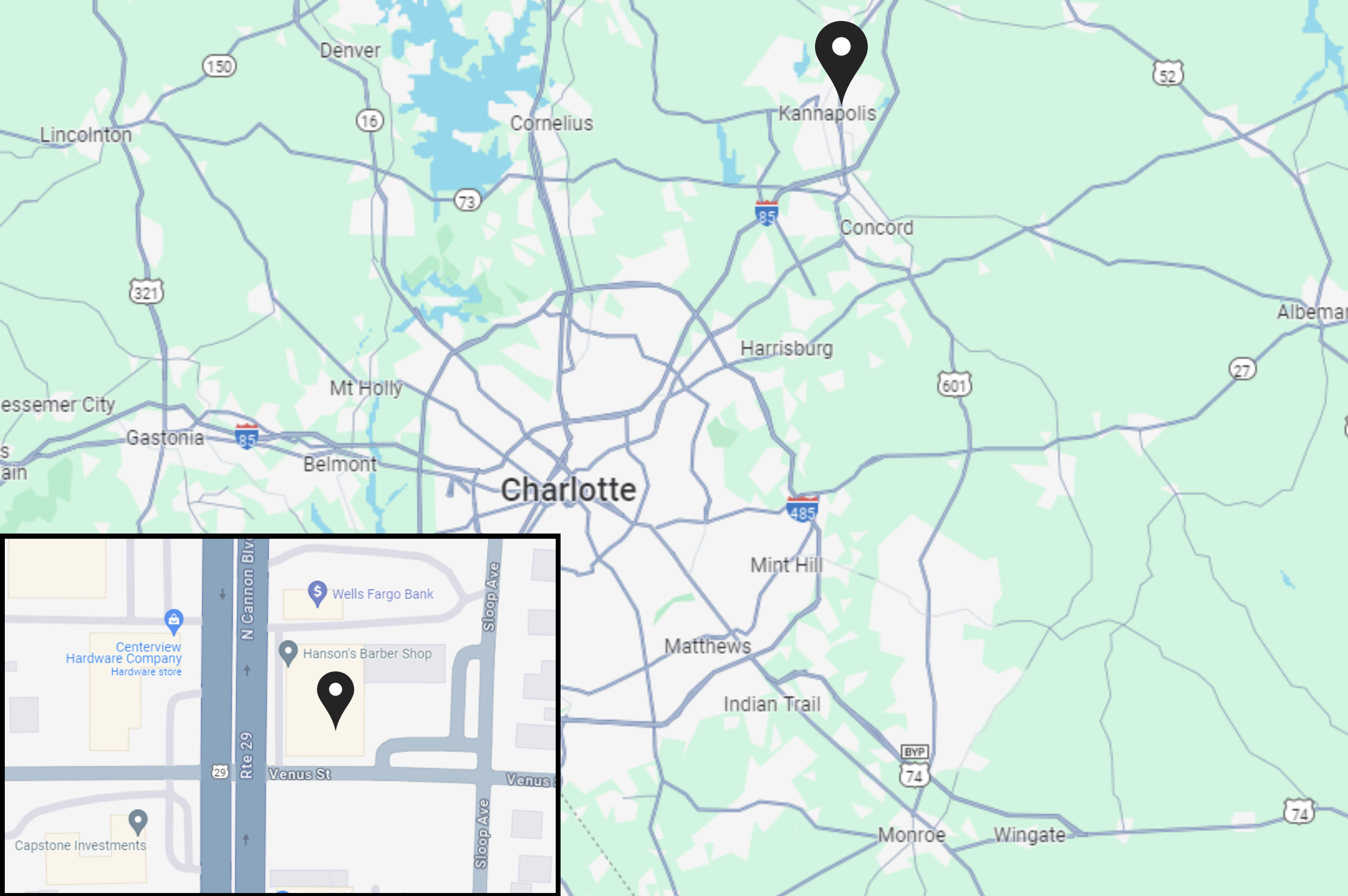


BUILT IN 1945  
RENOV IN 2021

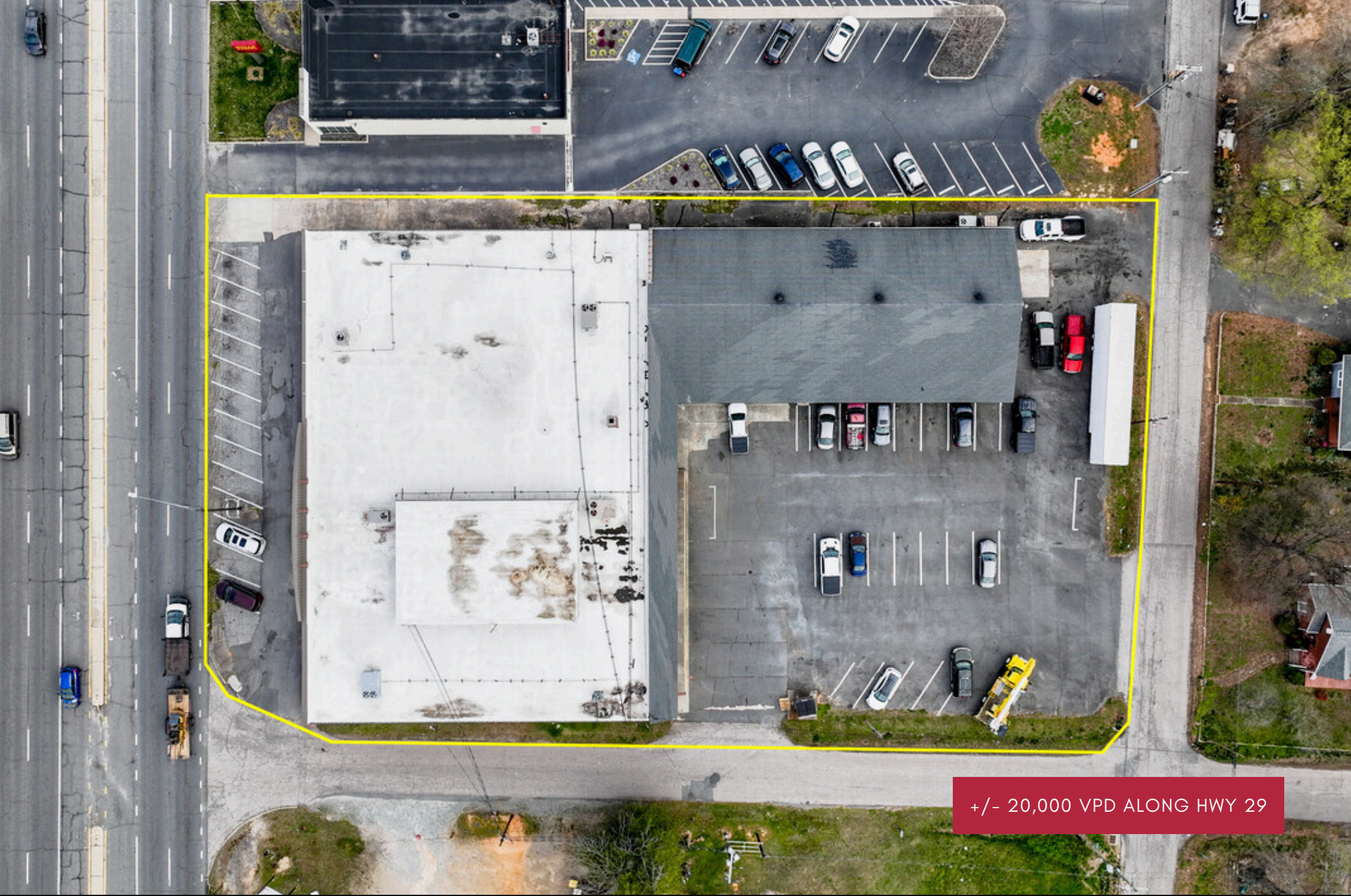












+/- 20,000 VPD ALONG HWY 29



# 700 NORTH CANNON



Rowan-Cabarrus  
COMMUNITY COLLEGE

UNC NUTRITION RESEARCH  
INSTITUTE

Rowan-Cabarrus  
COMMUNITY COLLEGE

DOLLAR GENERAL

Walgreens

CVS

ups

NC RESEARCH  
CAMPUS

LOWE'S

KOHL'S

Walmart

McDonald's

Sam's  
CLUB

HOBBY  
LOBBY

G.W. CARVER  
COMMUNITY CENTER  
KANNAPOLIS

KANNAPOLIS  
Cannon  
Ballers

KANNAPOLIS  
MEMORIAL STADIUM

goodwill

Walgreens

WAFFLE  
HOUSE

planet  
fitness

Bojangles

DOLLAR TREE

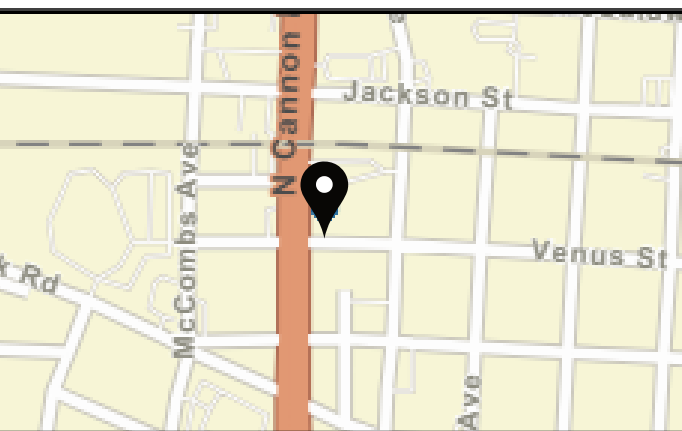
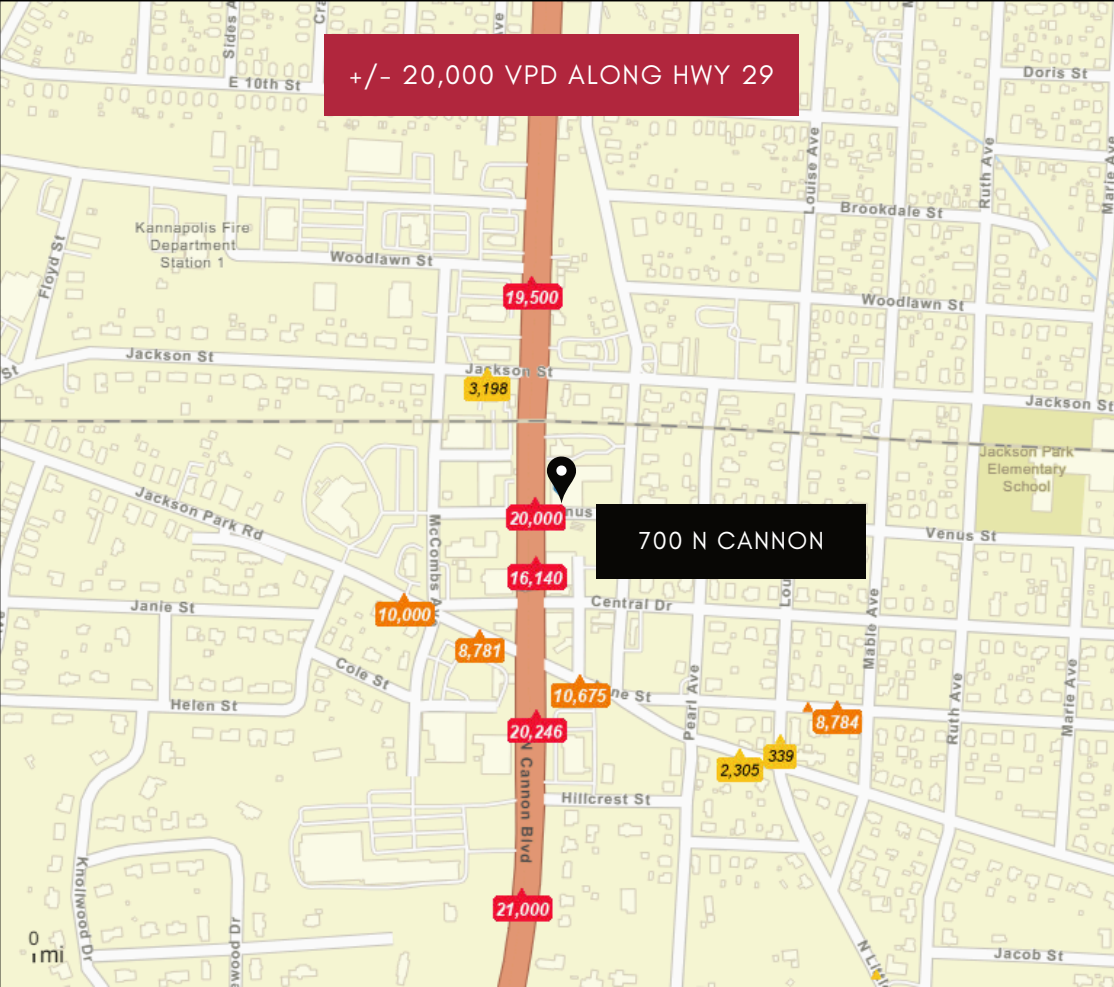
TACO  
BELL

THE  
HOME  
DEPOT

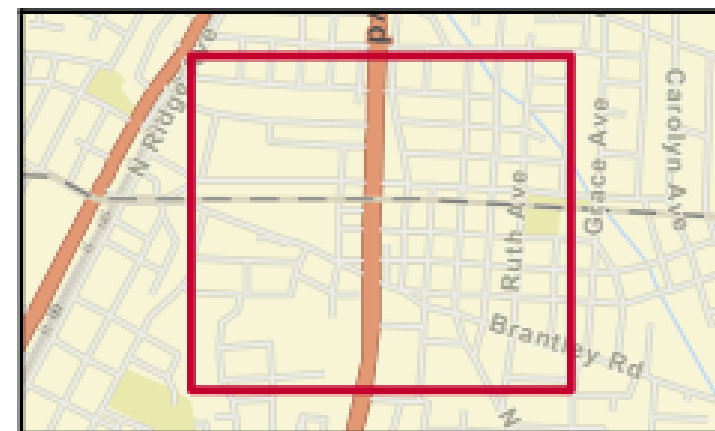
Roses

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES





- 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).









\$194,863

Median Home Value



\$55,891

Median HH Income



12.9%

No High School Diploma



31.5%

High School Graduate

3.5

Home Value to  
Income Ratio



34.2%

Some College/ Associate's  
Degree



21.3%

Bachelor's/Grad/ Prof  
Degree

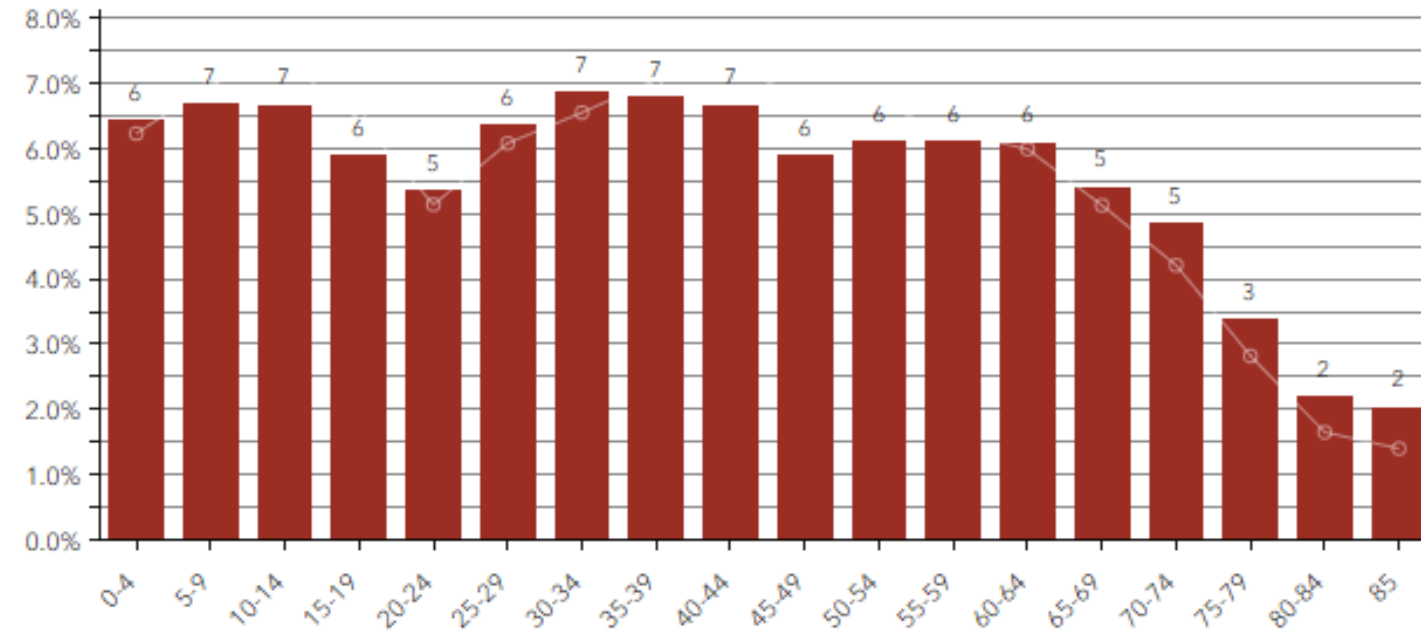
39.1

Median Age

24,546

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)	4,227	17.22%	7.63%	226
GenXurban (L5)	3,060	12.47%	11.26%	111
Sprouting Explorers (L7)	1,324	5.39%	7.20%	75
Middle Ground (L8)	2,508	10.22%	10.79%	95
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	661	2.69%	8.30%	32
Midtown Singles (L11)	270	1.10%	6.16%	18
Hometown (L12)	6,614	26.95%	6.01%	448
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0



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