

COLLEGE STATION

439-489 N CANNON BLVD KANNAPOLIS, NORTH CAROLINA 28083

+/- 67,461 SF SHOPPING CENTER | 5 SPACES FOR LEASE



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COLLEGE STATION

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PROPERTY SUMMARY

ADDRESS	439-489 N CANNON BLVD KANNAPOLIS, NORTH CAROLINA 28083
DESCRIPTION	COMMUNITY CENTER
GLA (SF)	+/- 67,461
LOT SIZE	+/- 7.30 ACRES
ANCHOR TENANTS	DOLLAR GENERAL RCCC
SPACES AVAILABLE	UNIT 443 - 4,200 SF UNIT 479 - 1,600 SF UNIT 471 - 3,200 SF UNIT 475 - 1,600 SF UNIT 477 - 1,600 SF



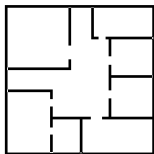
150+ SPACES
AVAILABLE



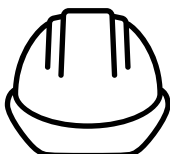
UP TO 30,000
CARS PER DAY



HIGHLY VISIBLE
LOCATION



+/- 12,200 SF
AVAILABLE



BUILT IN 1974

PROPERTY SUMMARY

LEASE TYPE	NNN
LEASE RATE	CALL FOR PRICING
TERM LENGTH	5 YEARS
TICAM	\$0.31 PER SF

WELCOME TO COLLEGE STATION SHOPPING CENTER, CONVENIENTLY SITUATED RIGHT OUTSIDE THE HEART OF THRIVING KANNAPOLIS, NORTH CAROLINA.

THIS CITY-OWNED CENTER OFFERS A UNIQUE CHANCE TO ESTABLISH YOUR BUSINESS IN THE RAPIDLY GROWING CITY OF KANNAPOLIS.

THIS CENTER OFFERS STRONG TRAFFIC COUNTS OF HWY 29 WITH AMPLE PARKING, SIGNAGE, AND PROXIMITY TO A SURGE OF RESIDENTIAL AND MIXED-USE DEVELOPMENT PROJECTS NEARBY TOTALING OVER AN ESTIMATED 2,300 RESIDENTIAL UNITS.

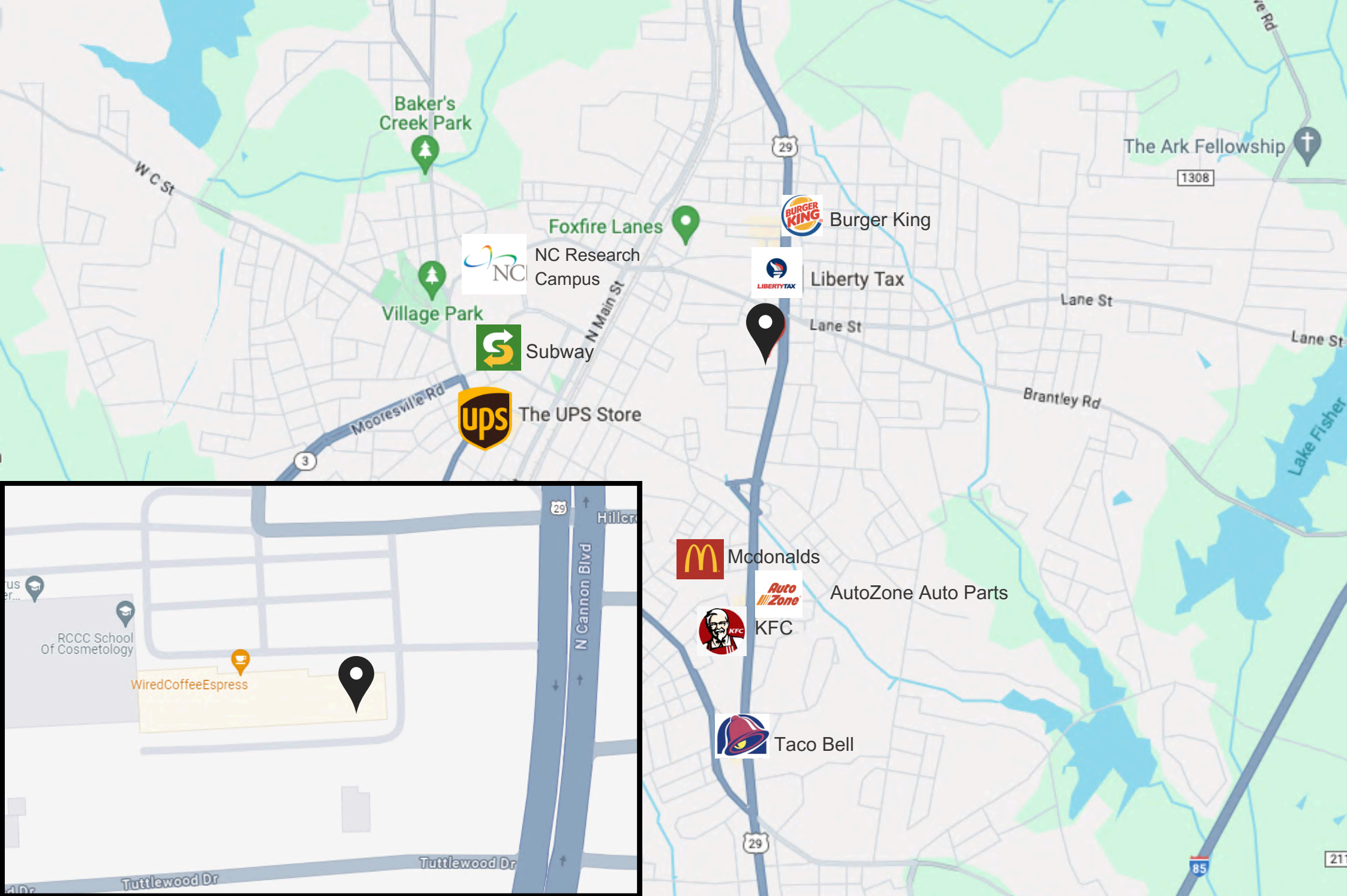
THESE PROJECTS COLLECTIVELY SIGNIFY A ROBUST PHASE OF GROWTH AND REVITALIZATION IN KANNAPOLIS. PLEASE CONTACT JABEN STARNES, CCIM OR WAYNE STARNES, MBA TO LEARN MORE ABOUT COLLEGE STATION.

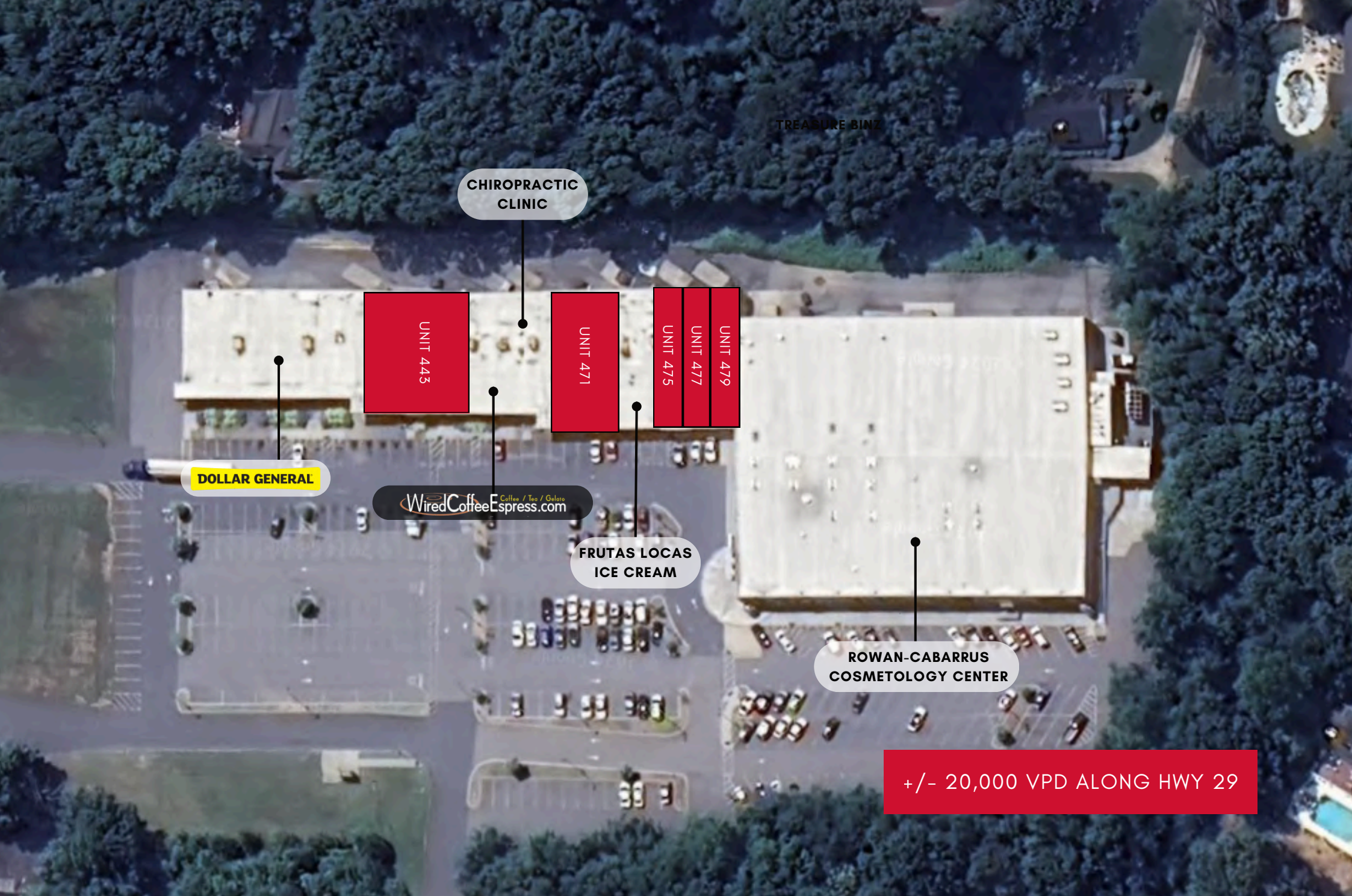
FOR INQUIRIES AND TO ARRANGE A TOUR, PLEASE TEXT (704) 380-7963 OR CALL (980) 888-1031



DEVELOPMENT NAMES	ESTIMATED UNITS
M/I HOMES - IRISH GLEN DRIVE	233
LOOPYARD MIXED-USE COMMUNITY	161
VIDA II APARTMENTS	100
REDWOOD KANNAPOLIS DAVIDSON	77
CREEK MILL APARTMENTS	269
QTR DEVELOPMENT - CAMP JULIA RD	324
INSITE PROPERTIES DEVELOPMENT	1,200
TOTAL	2,364







TREASURE BINZ

CHIROPRACTIC
CLINIC

UNIT 443

UNIT 471

UNIT 475

UNIT 477

UNIT 479

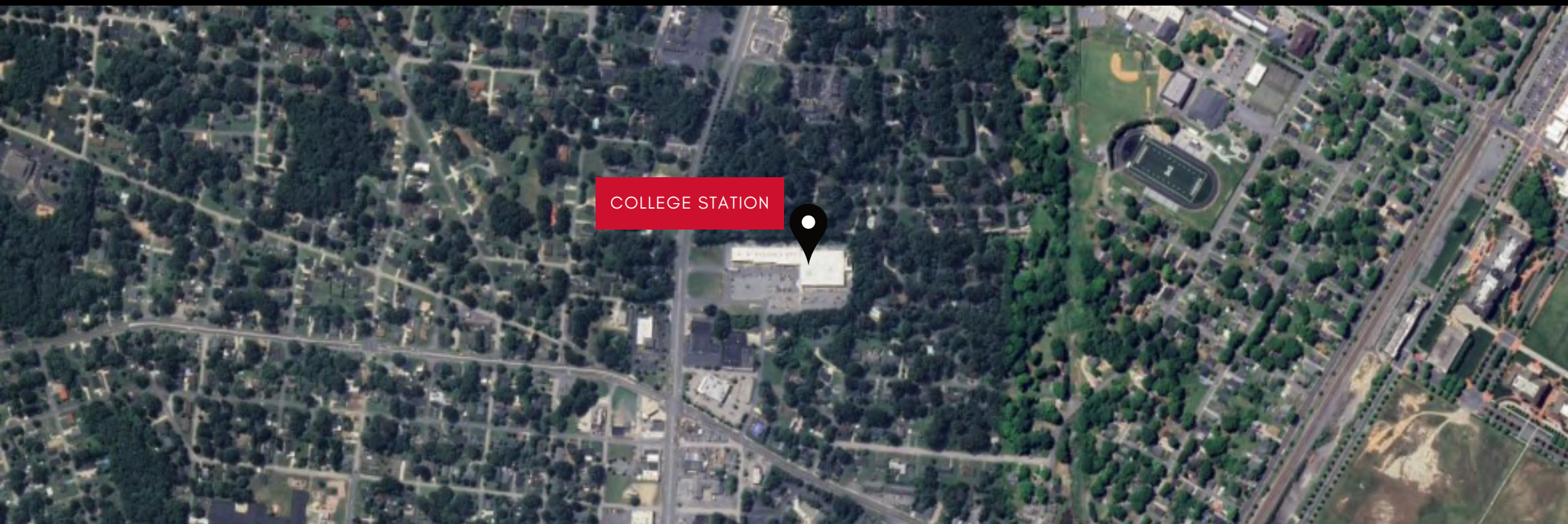
DOLLAR GENERAL

WiredCoffeeEspresso.com
Coffee / Tea / Gelato

FRUTAS LOCAS
ICE CREAM

ROWAN-CABARRUS
COSMETOLOGY CENTER

+/- 20,000 VPD ALONG HWY 29





COLLEGE STATION

DOLLAR TREE

NCI RESEARCH CAMPUS

Hardee's

Atrium Health

CANNON'S
Ballers

KFC
McDonald's
Domino's Pizza

Pizza Hut

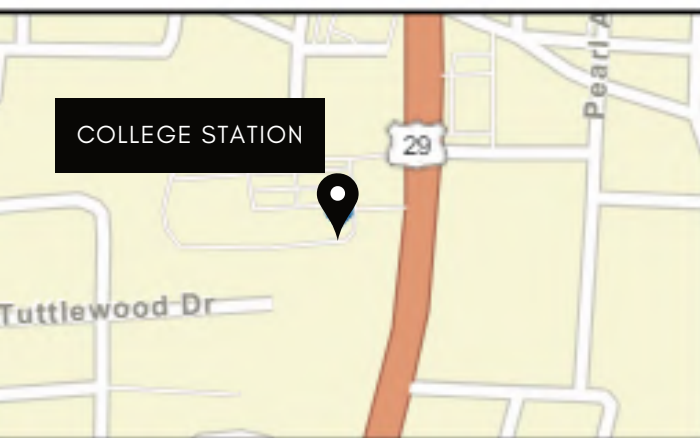
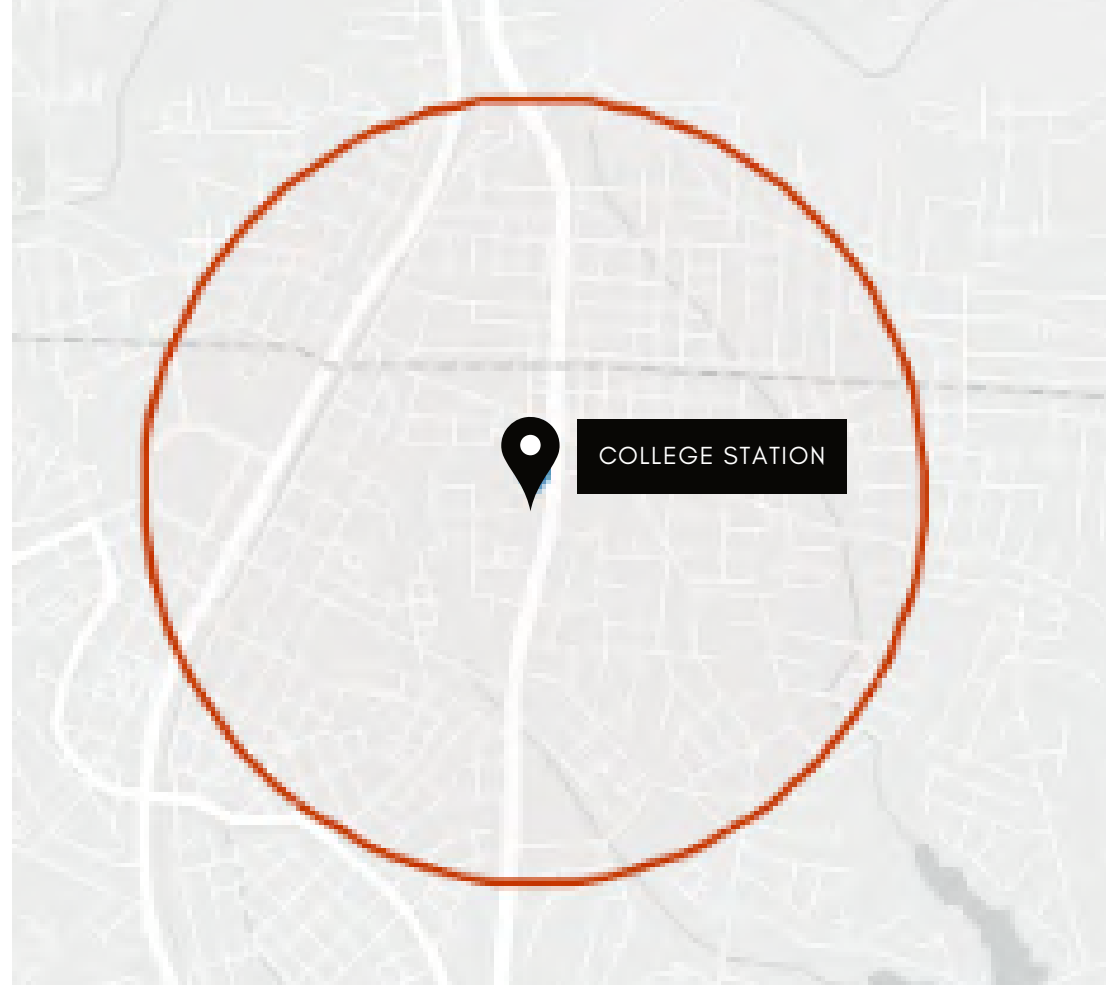
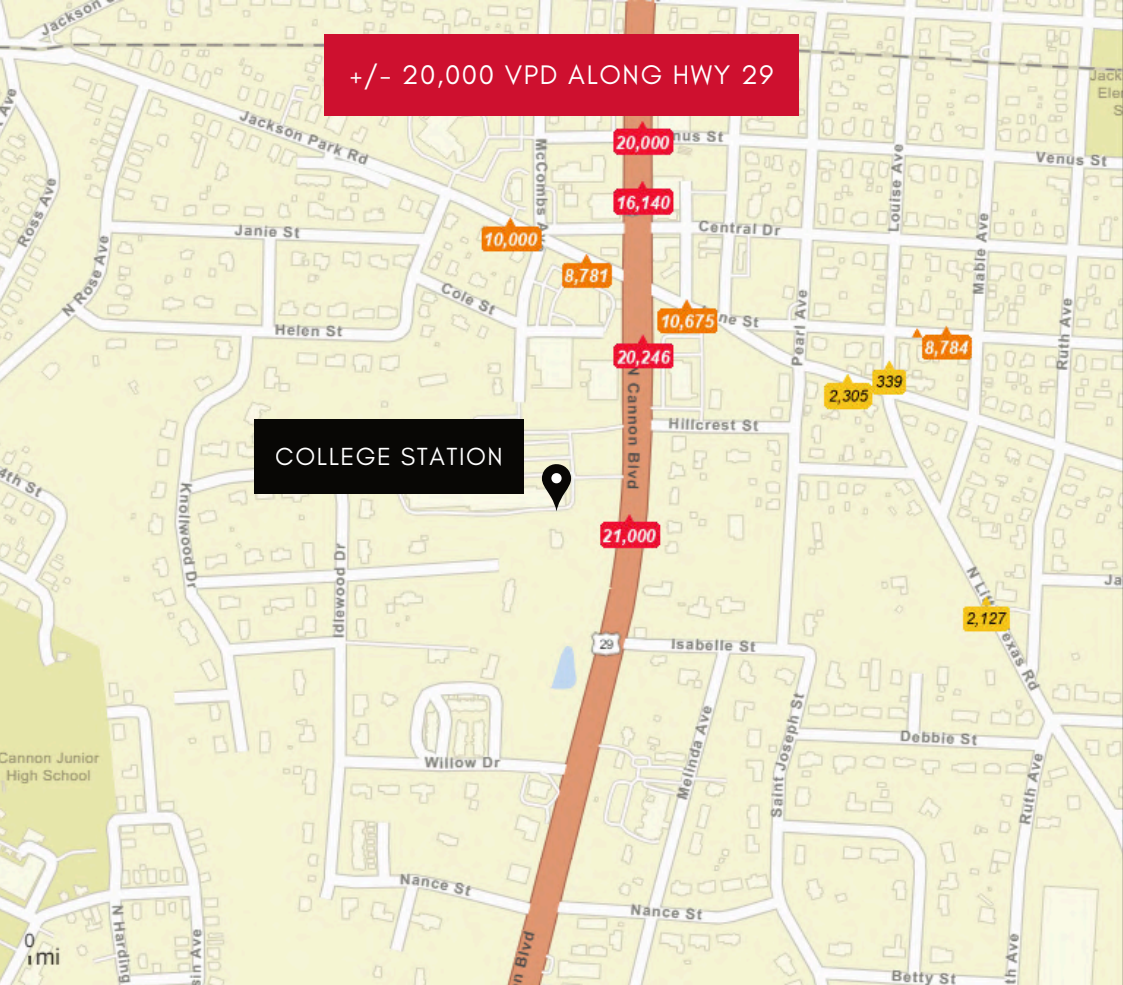
goodwill

planet fitness

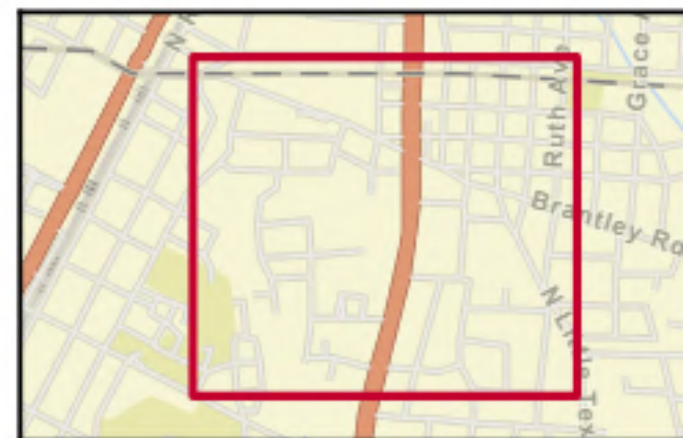
LOWE'S KOHL'S
Walmart McDonald's
WAFFLE HOUSE

Habitat
for Humanity
Cabarrus County

THE HOME DEPOT
Cicci's Pizza
ROSES
IHOP
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

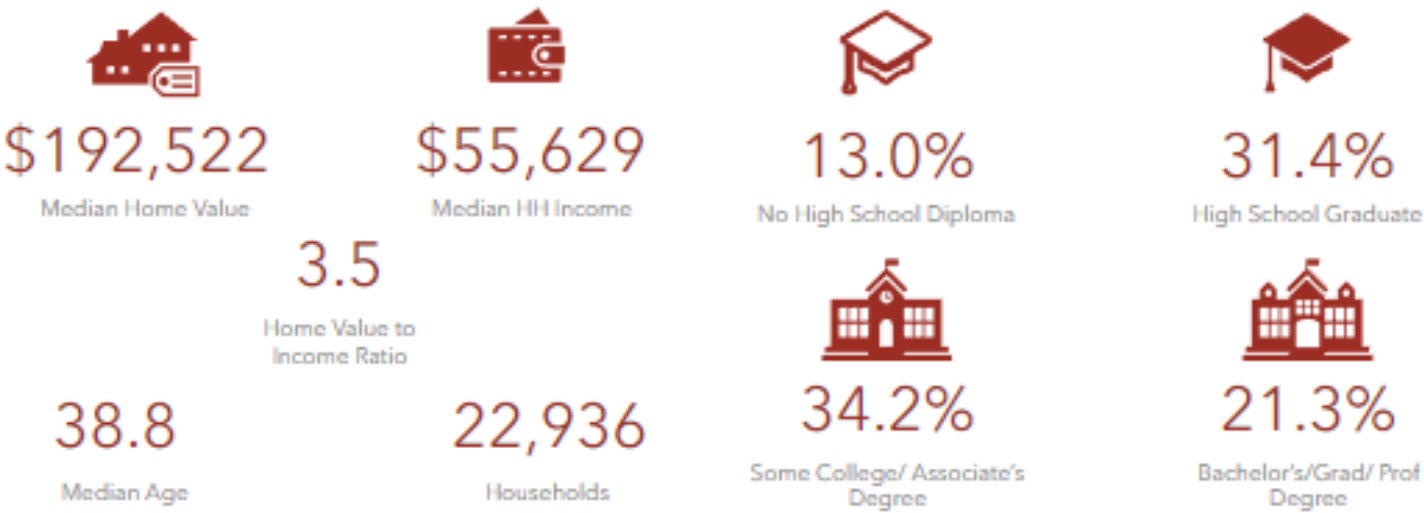


Source: ©2023 Kalibrate Technologies (Q4 2023).

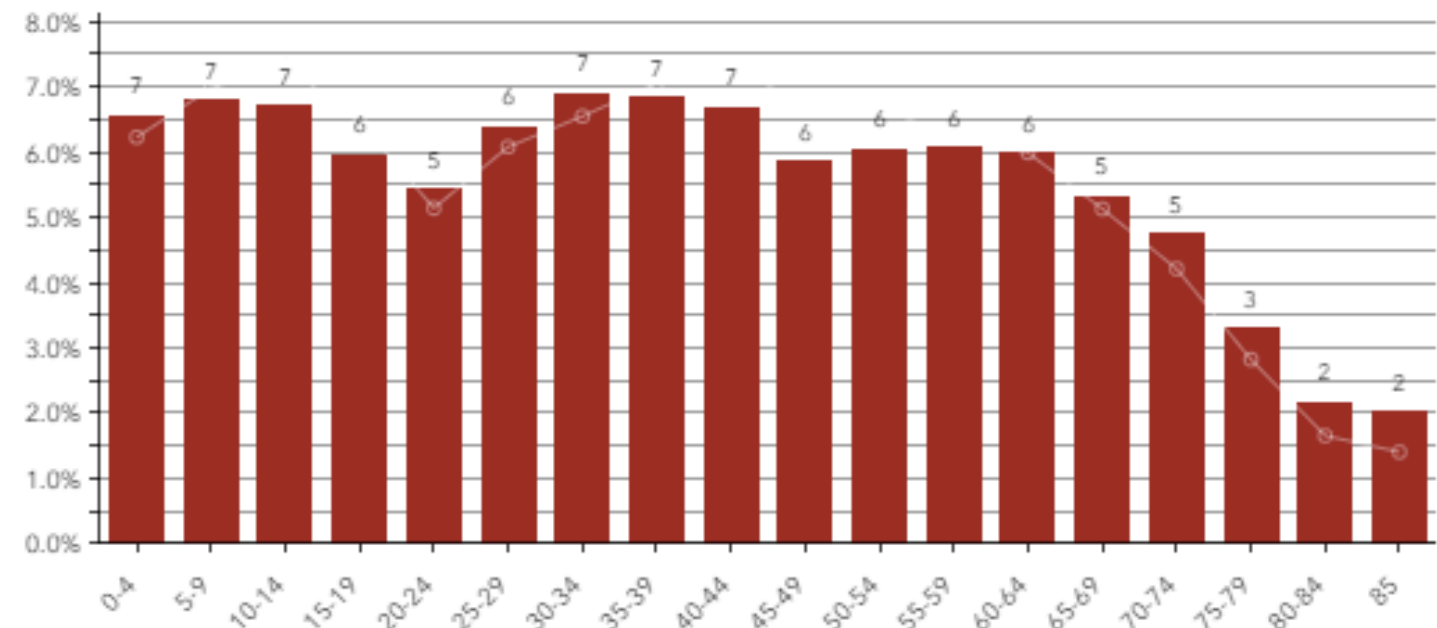


Future Zaxby's





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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