



KANNAPOLIS VALUE CENTER

295 E 22ND STREET, KANNAPOLIS NC 28083

THE PROPERTY

Location	295 E 22nd Street Kannapolis, NC 28083
County	Rowan
Traffic Count	19,115

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	5,348	36,197	70,176

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$64,627	\$77,004	\$82,143

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,972	14,253	27,433

HIGHLIGHTS

- Shopping center anchored by Dollar Tree. Located at signalized intersection, minutes from I-85
- High visibility from US Hwy 29
- Excellent location for discount retailers, service users and medical uses
- Professionally managed
- Plenty of parking
- Below market rates!

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
291	Vacant	1	6,000	\$6.75	NNN	NNN \$2/SF
295	Vacant	1	15,079	\$6.75	NNN	NNN \$2/SF Available January 2025
297	Vacant	1	7,000	\$6.75	NNN	NNN \$2/SF

PROPERTY FEATURES

GLA (SF)	41,248
LAND SF	178,596
LAND ACRES	4.1
YEAR BUILT	1974
ZONING TYPE	C-2
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

TENANT INFORMATION

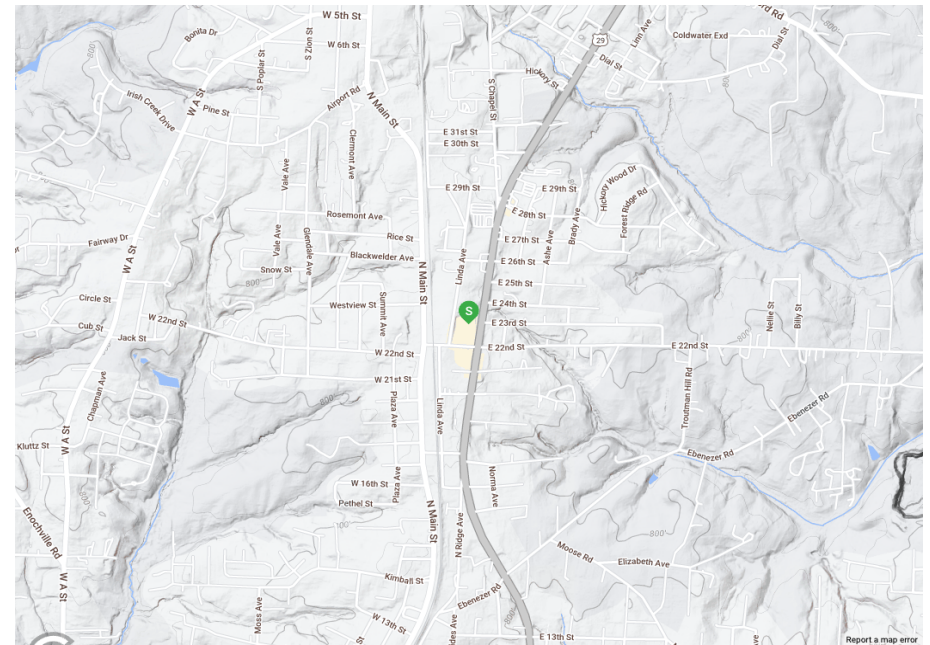
MAJOR TENANT/S	Dollar Tree
LEASE TYPE	NNN



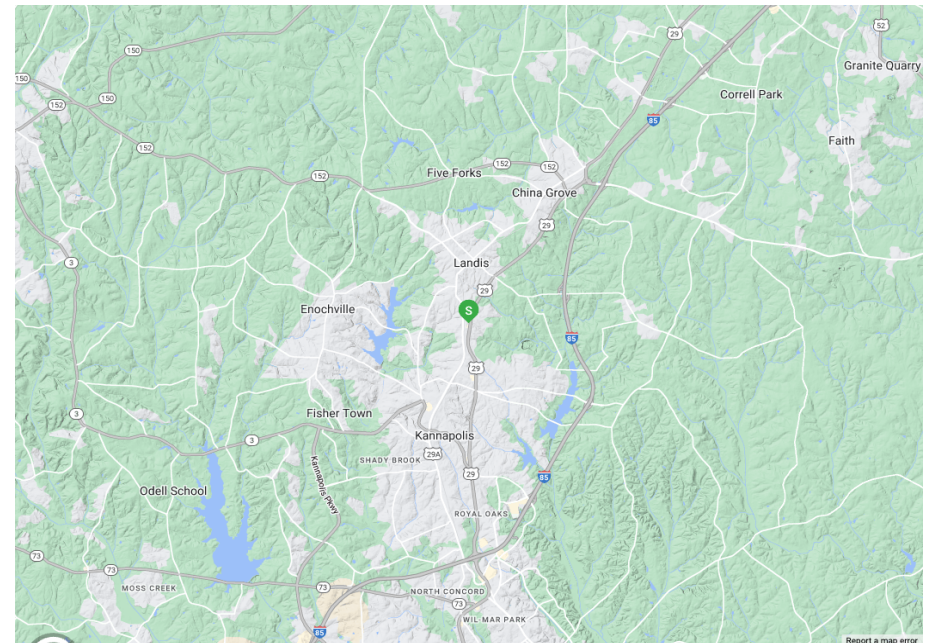
About Kannapolis, NC

- Kannapolis is famously home to Dale Earnhardt Inc., founded by the late NASCAR driver Dale Earnhardt. The city has a strong motorsports culture and is close to Charlotte, the heart of NASCAR.
- The city is near the North Carolina Research Campus, which focuses on biotechnology and health sciences. This facility aims to foster collaboration between researchers and industry leaders.
- The city offers various parks and recreational facilities, including the popular Kannapolis Intimidators baseball team, which plays at the Atrium Health Ballpark.
- In recent years, Kannapolis has experienced significant population growth, with new residents attracted by its affordable housing and proximity to Charlotte.
- The city has a growing arts and cultural scene, with local theaters, galleries, and music events that showcase regional talent.

Locator Map



Regional Map

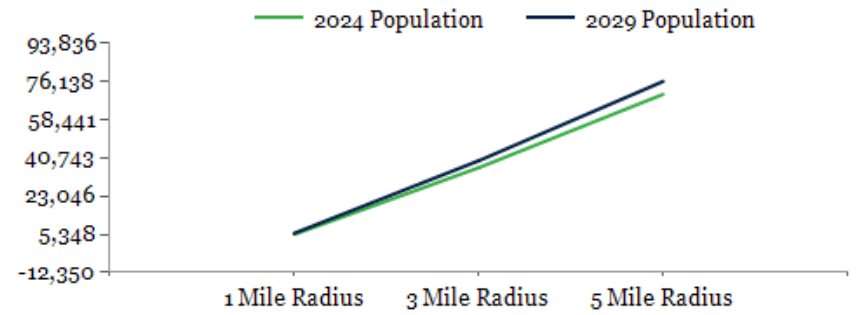




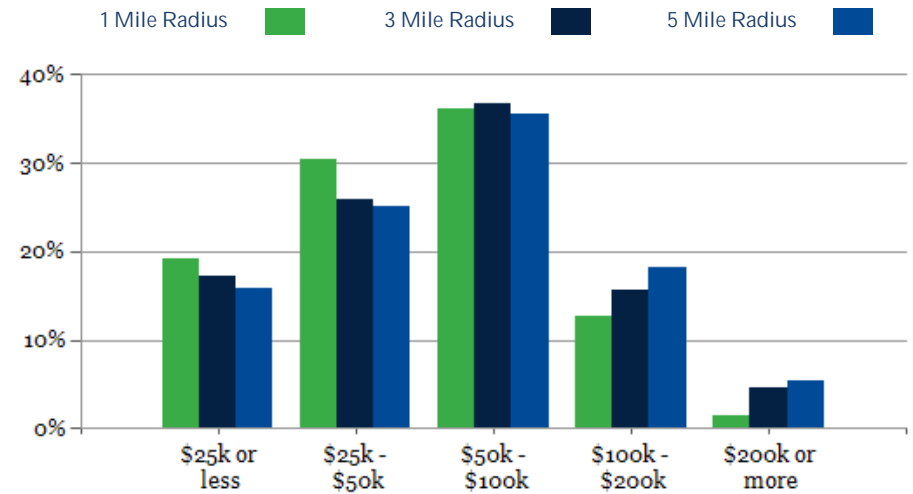
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,564	29,838	55,203
2010 Population	4,930	31,339	60,968
2024 Population	5,348	36,197	70,176
2029 Population	5,899	39,439	76,138
2024-2029: Population: Growth Rate	9.90%	8.65%	8.20%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	174	1,184	2,169
\$15,000-\$24,999	204	1,276	2,166
\$25,000-\$34,999	240	1,330	2,623
\$35,000-\$49,999	358	2,362	4,257
\$50,000-\$74,999	283	2,685	5,124
\$75,000-\$99,999	430	2,545	4,613
\$100,000-\$149,999	212	1,701	3,549
\$150,000-\$199,999	40	516	1,445
\$200,000 or greater	30	654	1,488
Median HH Income	\$50,585	\$56,888	\$59,796
Average HH Income	\$64,627	\$77,004	\$82,143

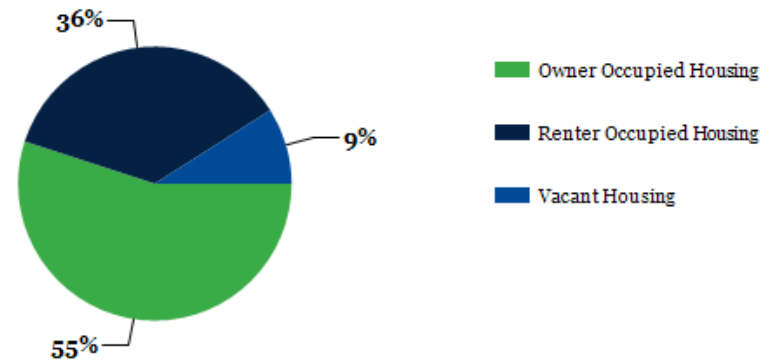
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,906	13,024	23,595
2010 Total Households	1,761	12,361	23,741
2024 Total Households	1,972	14,253	27,433
2029 Total Households	2,172	15,558	29,818
2024 Average Household Size	2.71	2.53	2.55
2024-2029: Households: Growth Rate	9.75%	8.85%	8.40%



2024 Household Income



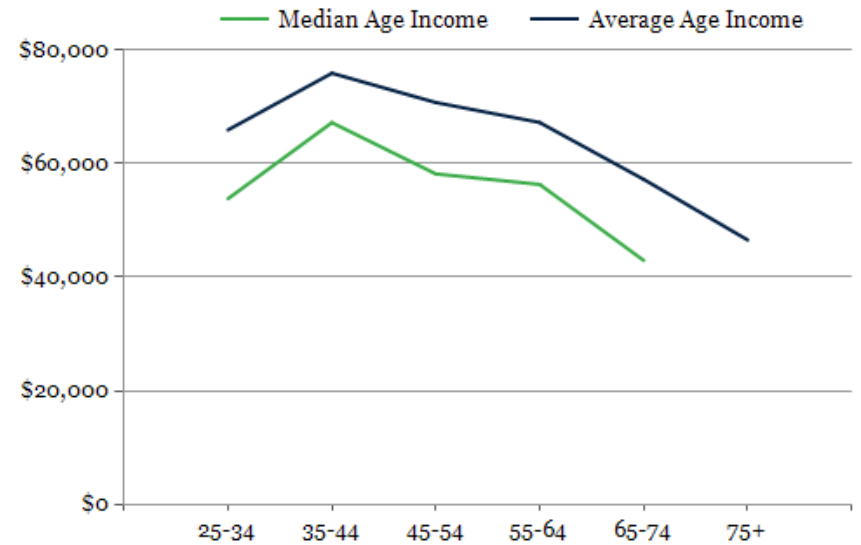
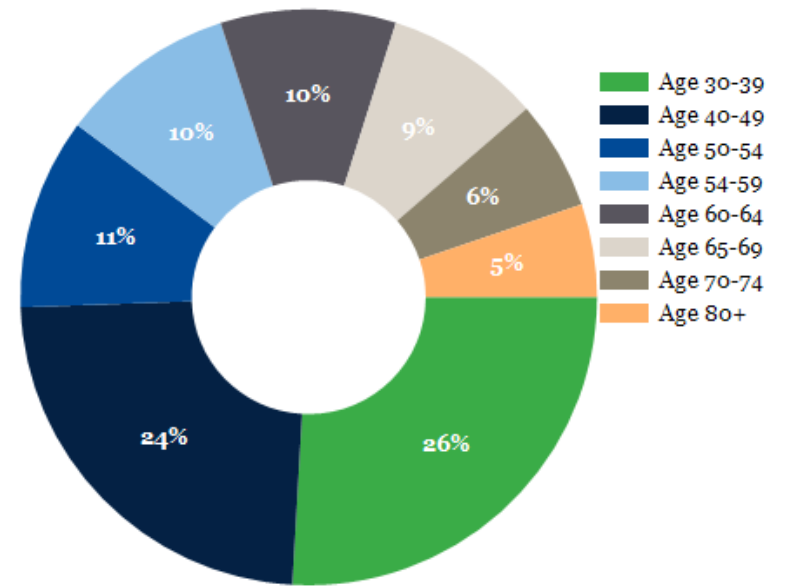
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	401	2,645	4,918
2024 Population Age 35-39	363	2,471	4,695
2024 Population Age 40-44	358	2,328	4,495
2024 Population Age 45-49	336	2,225	4,226
2024 Population Age 50-54	317	2,321	4,663
2024 Population Age 55-59	291	2,203	4,421
2024 Population Age 60-64	290	2,317	4,543
2024 Population Age 65-69	258	1,906	3,761
2024 Population Age 70-74	181	1,399	2,923
2024 Population Age 75-79	154	1,144	2,346
2024 Population Age 80-84	82	712	1,432
2024 Population Age 85+	63	592	1,260
2024 Population Age 18+	3,938	27,740	53,895
2024 Median Age	35	38	39
2029 Median Age	38	40	40

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,824	\$60,065	\$62,431
Average Household Income 25-34	\$65,937	\$77,347	\$80,855
Median Household Income 35-44	\$67,231	\$73,761	\$76,709
Average Household Income 35-44	\$75,933	\$92,186	\$96,946
Median Household Income 45-54	\$58,196	\$66,085	\$72,694
Average Household Income 45-54	\$70,775	\$83,788	\$92,612
Median Household Income 55-64	\$56,336	\$60,549	\$64,809
Average Household Income 55-64	\$67,254	\$79,342	\$87,133
Median Household Income 65-74	\$42,957	\$47,713	\$50,334
Average Household Income 65-74	\$57,240	\$69,989	\$74,299
Average Household Income 75+	\$46,563	\$57,639	\$57,948



Kannapolis Value Center

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