

295 E 22<sup>ND</sup> STREET, KANNAPOLIS NC

# KANNAPOLIS COMMONS



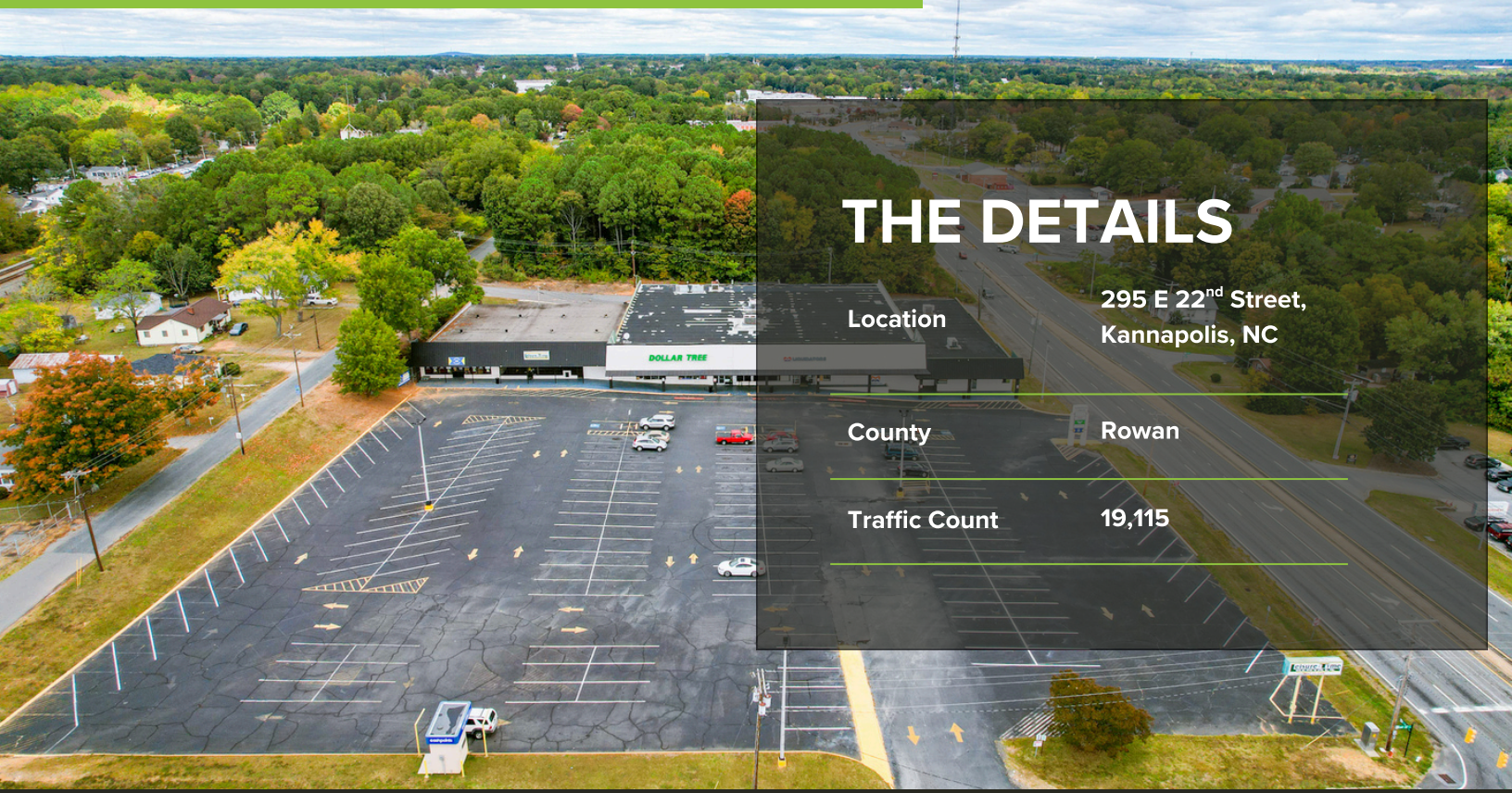
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## ABOUT THE SPACE

# ONE SPACE REMAINING!

- Shopping center anchored by Dollar Tree
- Located at a signalized intersection with high visibility from US Hwy 29
- Minutes from I-85
- Excellent location for discount retailers, service users, and medical uses
- Ample parking
- Professionally managed
- Below market rates





## THE DETAILS

Location

295 E 22<sup>nd</sup> Street,  
Kannapolis, NC

County

Rowan

Traffic Count

19,115

## PROPERTY FEATURES

GLA SF	41,248
Land Acres	4.1
Year Built	1974
Zoning Type	C-2
Building Class	C
Tenants	<ul style="list-style-type: none"><li>• Suite 293: Dollar Tree</li><li>• Suite 295: Furniture Market Warehouse</li><li>• Suite 297: Above &amp; Beyond Therapy</li></ul>





## AVAILABLE SPACE

Suite 291	+/- 6,000 SF	1 <sup>st</sup> Floor	NNN (\$2/SF)	Rent: \$10/SF
Suite 289	+/- 4,000 SF	1 <sup>st</sup> Floor	NNN (\$2/SF)	Rent: \$10/SF



# KANNAPOLIS, NC

Kannapolis is a city located in Cabarrus and Rowan counties in North Carolina, approximately 25 miles northeast of Charlotte. As of July 1, 2023, the estimated population is 59,321, reflecting an 11.7% increase since the 2020 census.

Founded in 1906, Kannapolis grew around the Cannon Mills Company, which became one of the world's largest producers of household textiles.

Following the decline of the textile industry, Kannapolis has diversified its economy, focusing on research and development, particularly in health and nutrition. The North Carolina Research Campus, a collaboration among eight universities, is situated here, fostering advancements in these fields.

In recent years, Kannapolis has invested in revitalizing its downtown area. The city government purchased much of the downtown district and initiated projects to transform it into a vibrant community hub.

Plans include constructing a new minor league baseball stadium for the Kannapolis Cannon Ballers, a Class A affiliate of the Chicago White Sox, as well as developing apartments, retail spaces, and green areas.

The North Carolina Research Campus (NCRC) in Kannapolis is a 350-acre research center dedicated to advancing human health through nutrition and clinical research. Located approximately 25 miles northeast of Charlotte, the campus fosters collaboration among universities, research institutes, and private enterprises.

