

715 KANNAPOLIS PARKWAY

Concord, North Carolina 28027

AVAILABLE
FOR LEASE



* RENDERING IS FOR ARTISTIC PURPOSES ONLY

BUILDING SPECIFICATIONS

TOTAL BUILDING AREA:
± 7,910 SF

LAND AREA:
1.07 Acres

YEAR BUILT:
Proposed

PARKING:
5.00/1,000 SF

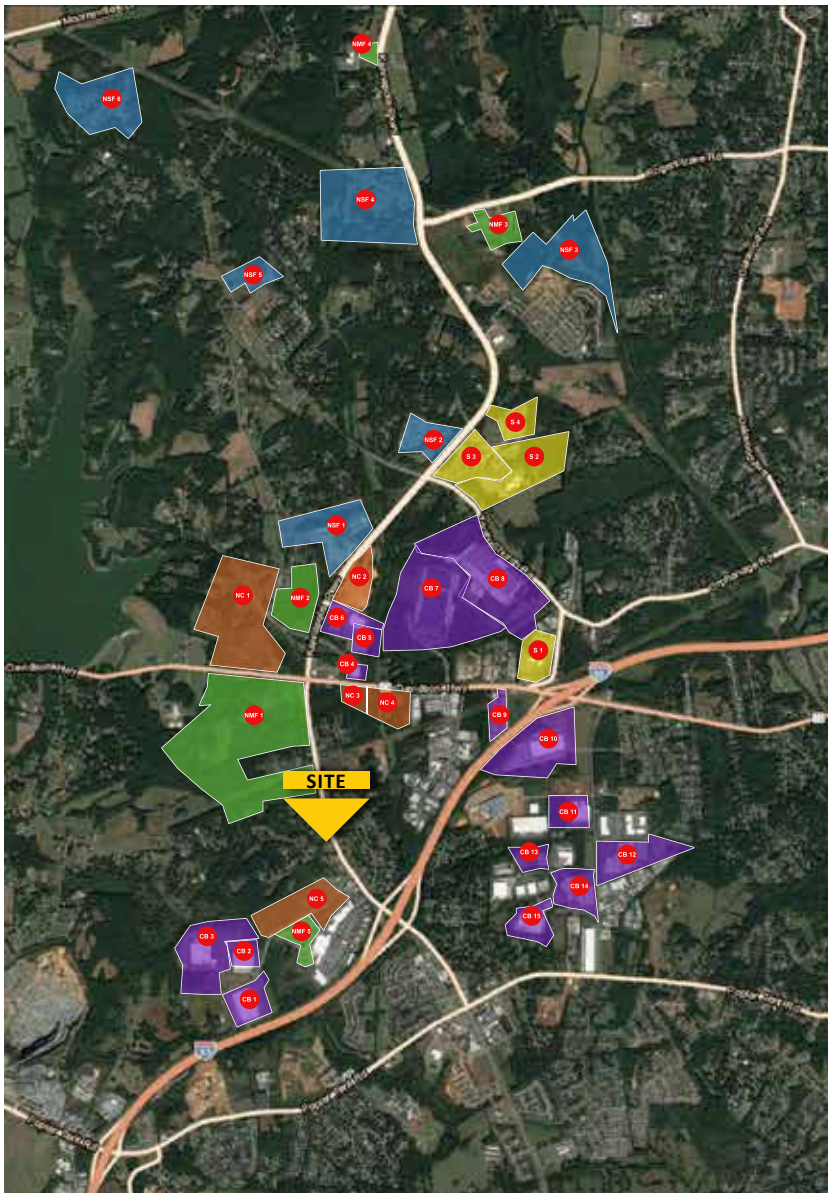
LEASE RATE:
Contact Broker

BUILDING SUMMARY

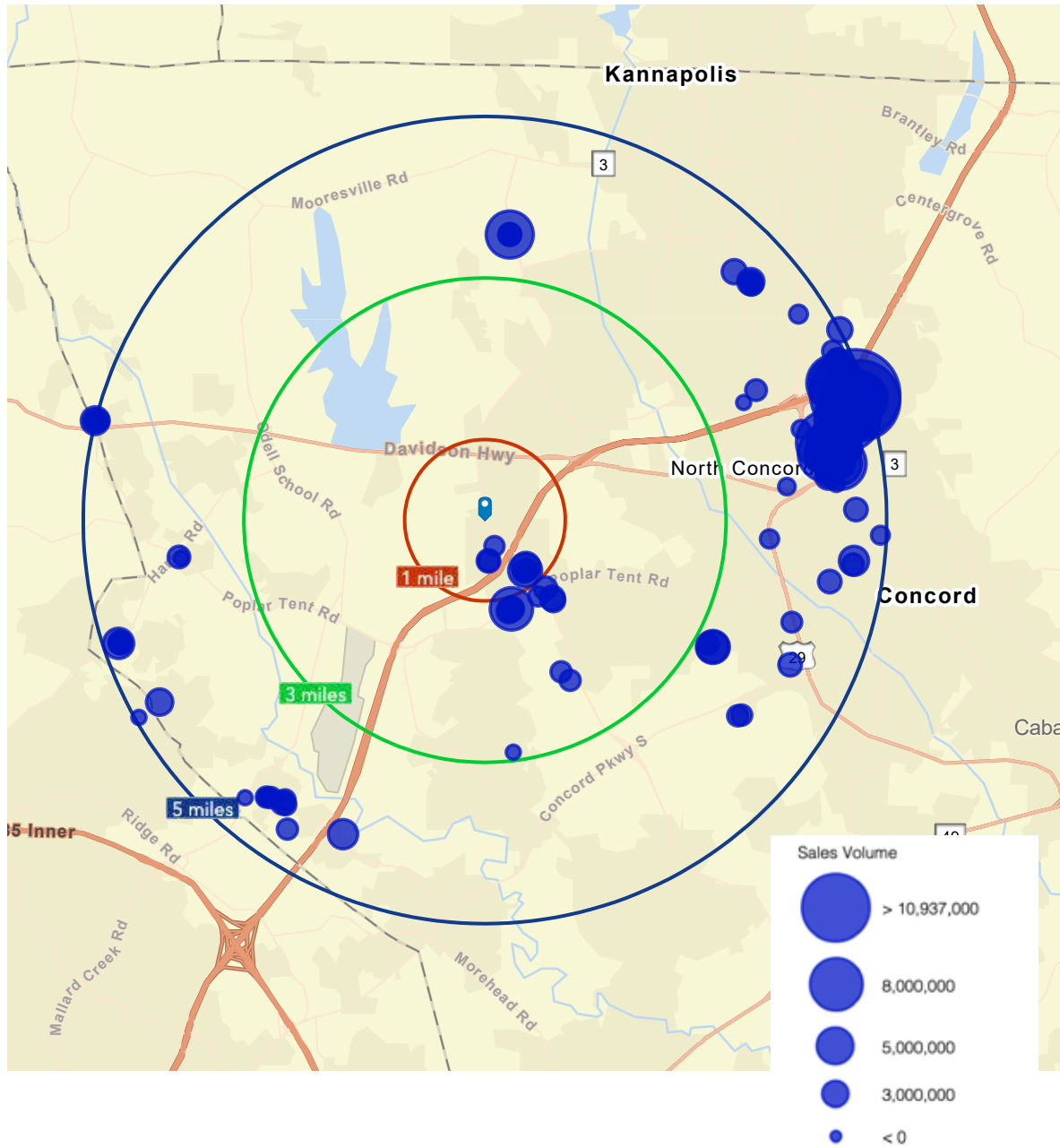
- Proposed single-tenant 7,910 SF medical office building
- Less than 1 mile from Novant Health Lakeside Primary Care and numerous other healthcare providers
- Corner lot with easy ingress and egress
- 1.07 acre site
- Located off highly-trafficked Kannapolis Parkway with 34,000 AADT

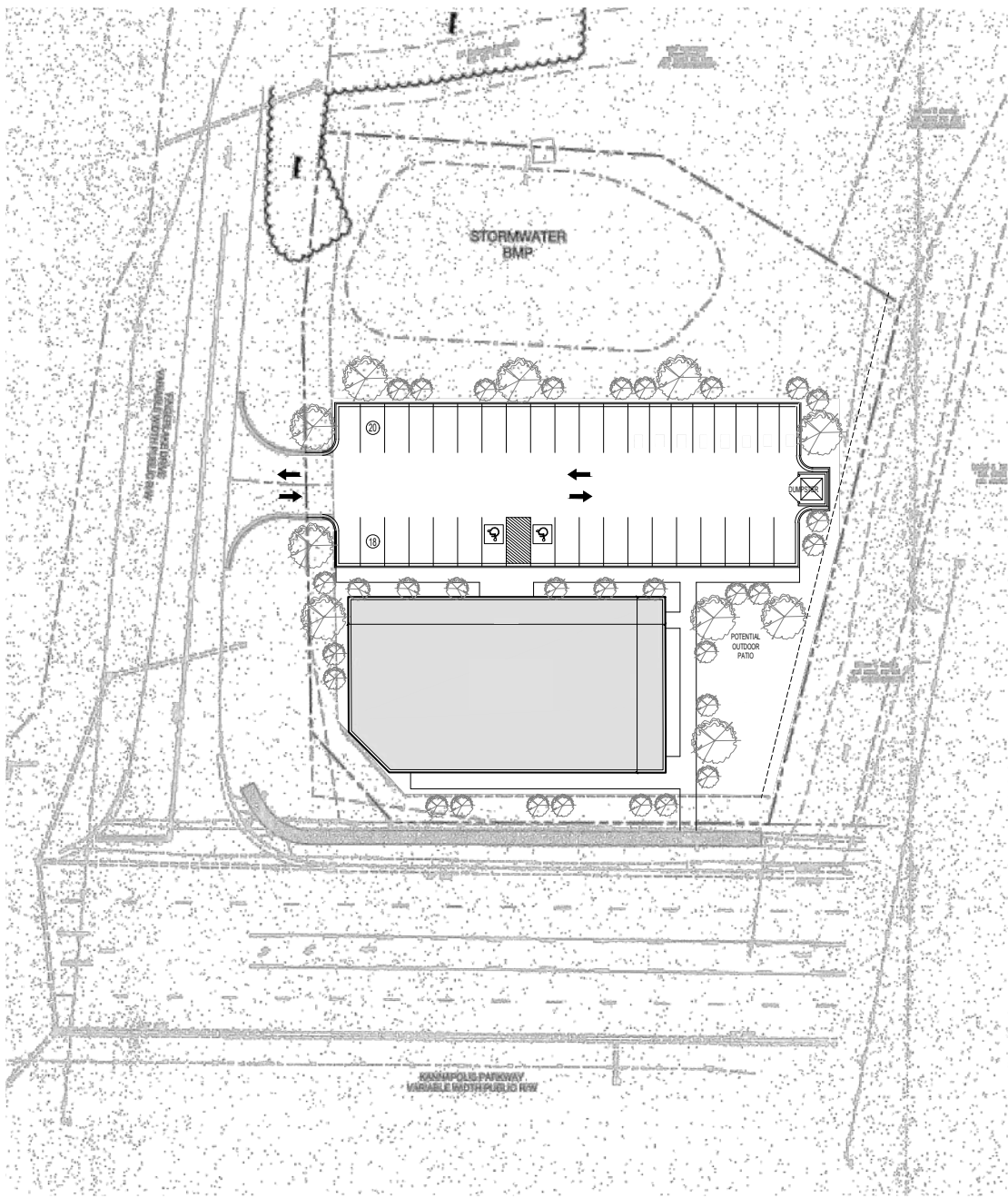
Will Robertson
d. 704-971-8904
will@FlagshipHP.com

SURROUNDING RESIDENTIAL DEVELOPMENTS



SURROUNDING MEDICAL FACILITIES





	Distance	Drive Time
Afton Ridge Shopping Center	0.6 Miles	2 Minutes
Novant Health Lakeside	0.8 Miles	3 Minutes



SURROUNDING RETAIL & DINING

- | | | | | |
|---|---|---|---|---|
| <p>GROCERY</p> <ul style="list-style-type: none"> Food Lion Harris Teeter <p>DINING</p> <ul style="list-style-type: none"> Chik-Fil-A Starbucks | <ul style="list-style-type: none"> Buffalo Wild Wings Showmars Arbys McDonalds Dunkin' Marco's Pizza Bojangles Afton Tavern | <ul style="list-style-type: none"> Afton Pub & Pizza The Wine Room Smoothie King ENoodles Asian Bistro <p>RETAIL & SERVICES</p> <ul style="list-style-type: none"> Walgreens Marshalls | <ul style="list-style-type: none"> Target Party City Verizon Wireless CVS AutoZone Pet Supermarket Firestone Tire FastMed Urgent Care | <ul style="list-style-type: none"> West Cabarrus YMCA Petsmart <p>BANKING</p> <ul style="list-style-type: none"> State Employees Credit Union Bank of America Wells Fargo BB&T |
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