

1473 DALE EARNHARDT BLVD, KANNAPOLIS, NC

# OFFICE BUILDING FOR LEASE



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## ABOUT THE SPACE

# 100 SF - 3,241 SF FOR LEASE

- ±3,241 SF single-story office building in Kannapolis within the Charlotte MSA
- Renovated in 2025 with functional office layout (approx. 15 rooms, plus kitchen and bathrooms)
- Space Use includes: Office, Medical, and/or Dental
- Strong parking ratio: Approximately 56 surface parking spaces on-site
- Direct frontage on Dale Earnhardt Blvd with approx. 16,000 vehicles per day (VPD) exposure
- Zoning: B-1 / commercial office use (flexible office/retail-adjacent potential depending on approvals)
- Convenient regional access:
  - 3 miles to I-85 interchange
  - Close to S. Cannon Blvd corridor





# THE DETAILS

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

**County** Rowan

**Traffic Count** 19,115

## PROPERTY FEATURES

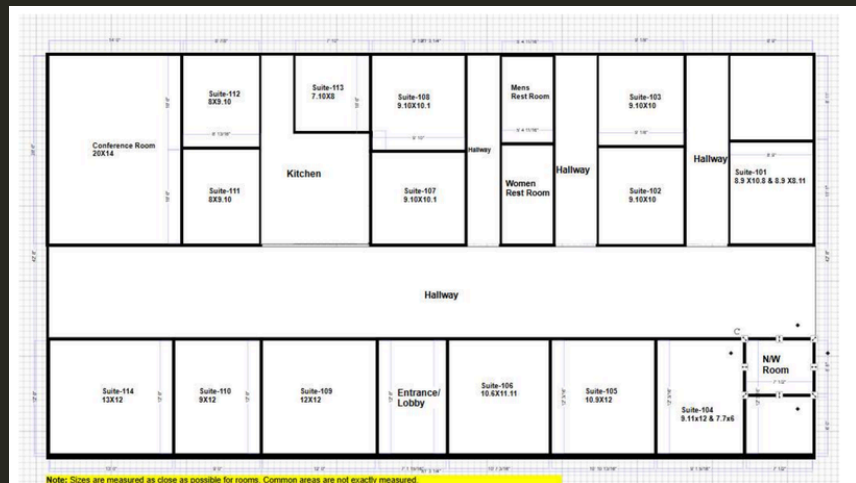
**GLA SF** 3,241

**Land Acres** 0.85

**Year Renovated** 2025

**Zoning Type** B-1

**Building Class** C







# 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.

