

MILLSTONE
— VILLAGE —



DOWNTOWN KANNAPOLIS, NC

12,600 SF RETAIL FOR LEASE

NORTH MAIN ST & NORTH LOOP RD

FOR SHOP
LEASING
CONTACT:

FOR OUTPARCEL
LEASING
CONTACT:

MEREDITH RICHMOND
980-260-2772
MLR@CAMBRIDGEPROP.COM

NATE BUHLER
980-260-2770
NKB@CAMBRIDGEPROP.COM


**CAMBRIDGE
PROPERTIES**

831 E. Morehead St., Ste. 245
Charlotte, NC 28202

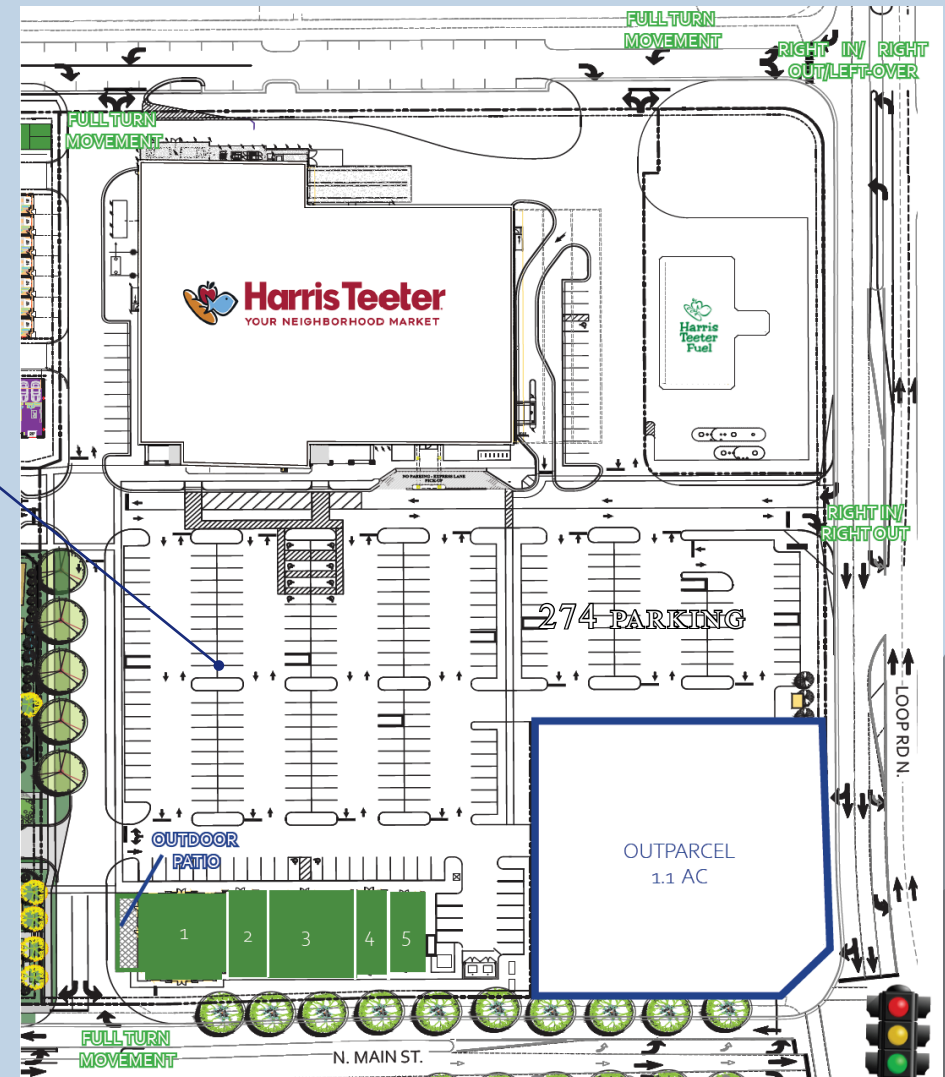
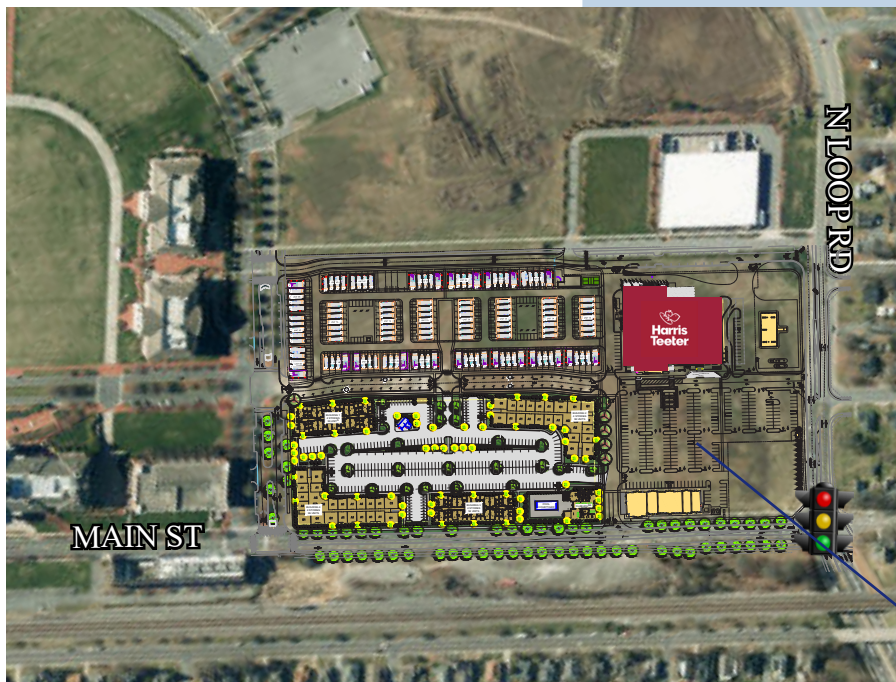
cambridgeprop.com

Exceptional Development Since 1990

DOWNTOWN KANNAPOLIS



PROPOSED SITE PLAN



Retail Village

HARRIS TEETER 53,000 SF

OUTPARCEL- Available ± 1.1 AC

RETAIL SHOP SPACE

SUITE 1- Available 3,681 SF*

*With Outdoor Patio

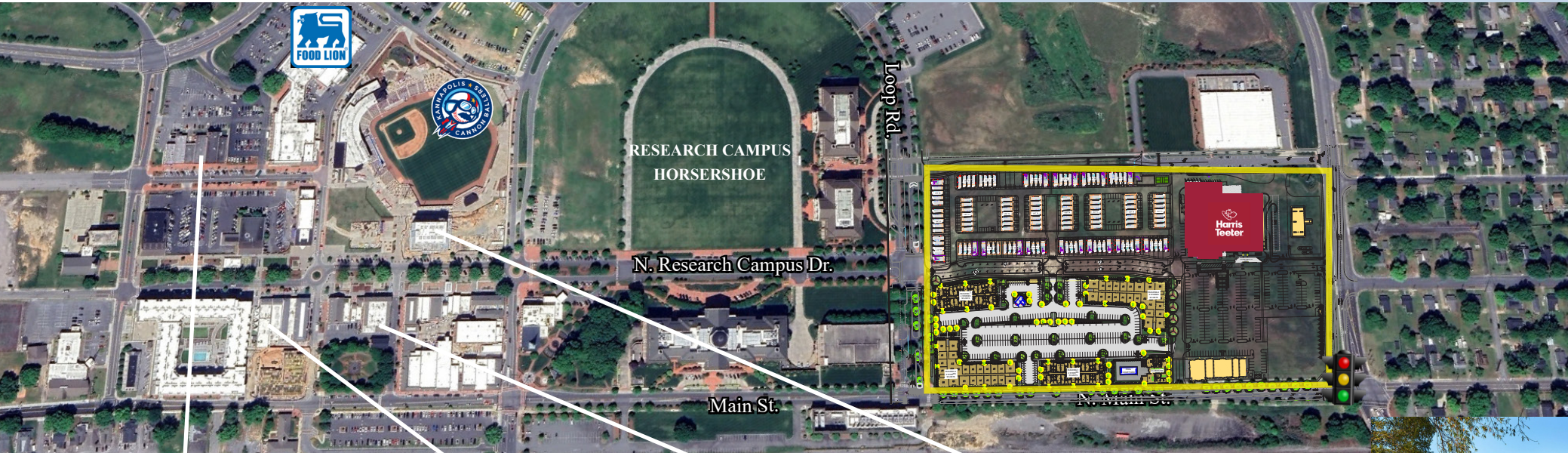
SUITE 2- Available 1,838 SF

SUITE 3- Pending 4,027 SF

SUITE 4- Available 1,502 SF

SUITE 5- Available 1,553 SF

DOWNTOWN DEVELOPMENT OVERVIEW



- The Corner Crust Pizzeria
- The UPS Store
- Family Dollar
- Hong Kong Restaurant
- Oak Avenue Mall

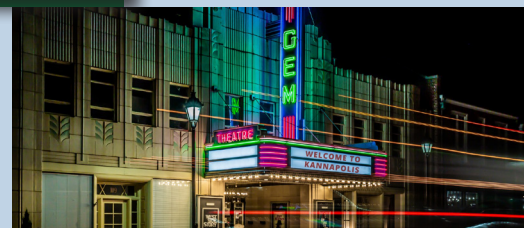
- West Loop Local Cocktail Bar
- Kinetic Connection Center
- Old Armor Beer Company
- Sabor Latin Street Grill
- Kingpin Bowling
- The Blind Fox
- The Bank Food Hall
- Armor Dog

+ Vida Kannapolis (289 MF Units)

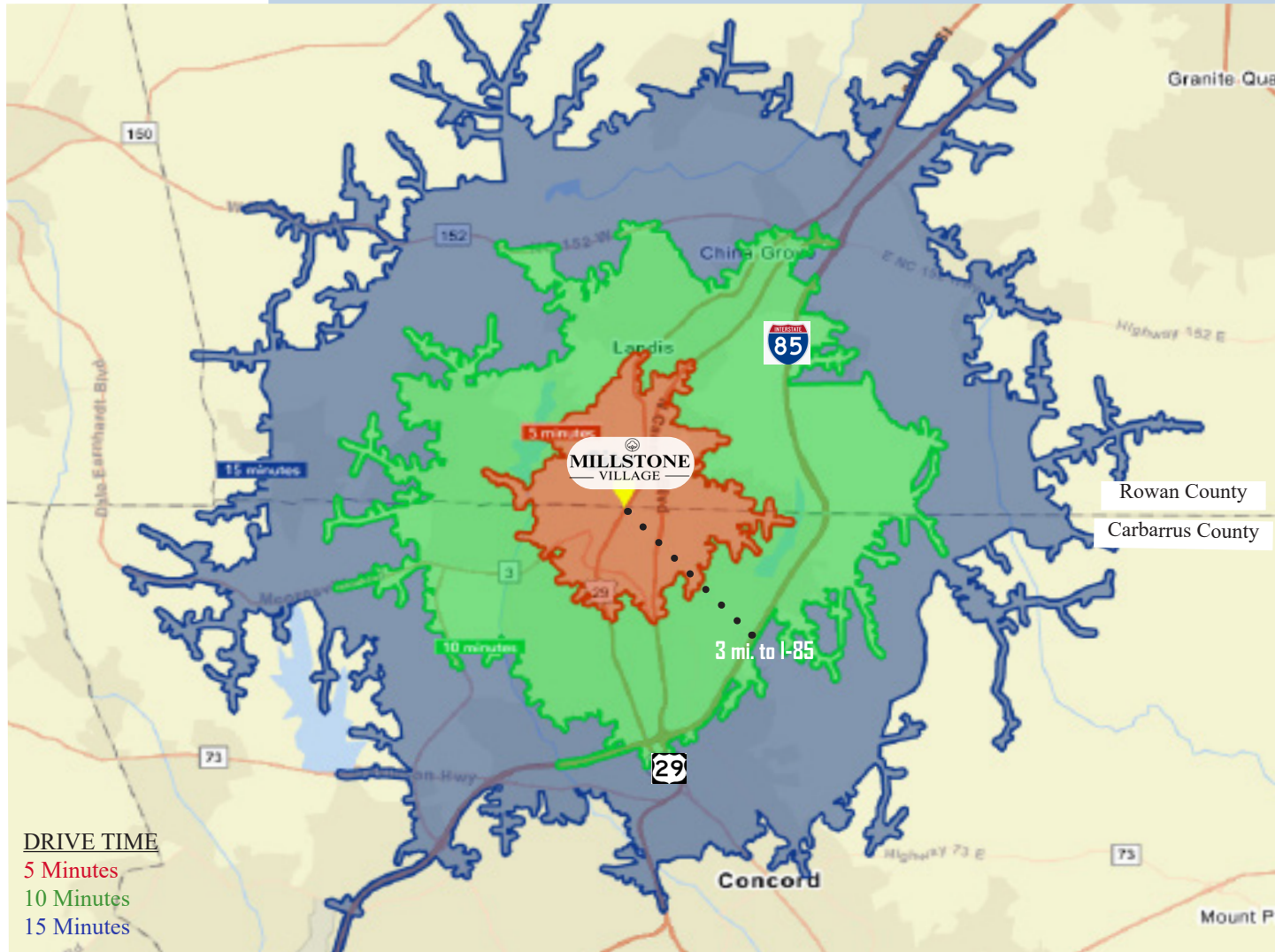
- Half Moon Outfitters
- Gem Theatre
- The Mill Inn
- Luckey's Florist & Gifts
- Local Patriot Roasting Company
- Cabarrus Cycling
- Chophouse 101
- Gaelic Alley Irish Pub
- James' Sweet Spot
- Spice & Tea Exchange
- Lovely Lines Boutique

- Lee Clothing Warehouse
- J King Guitar
- Naked Bar Naturals
- Swanee Theatre
- Fedex
- Towel City Tavern

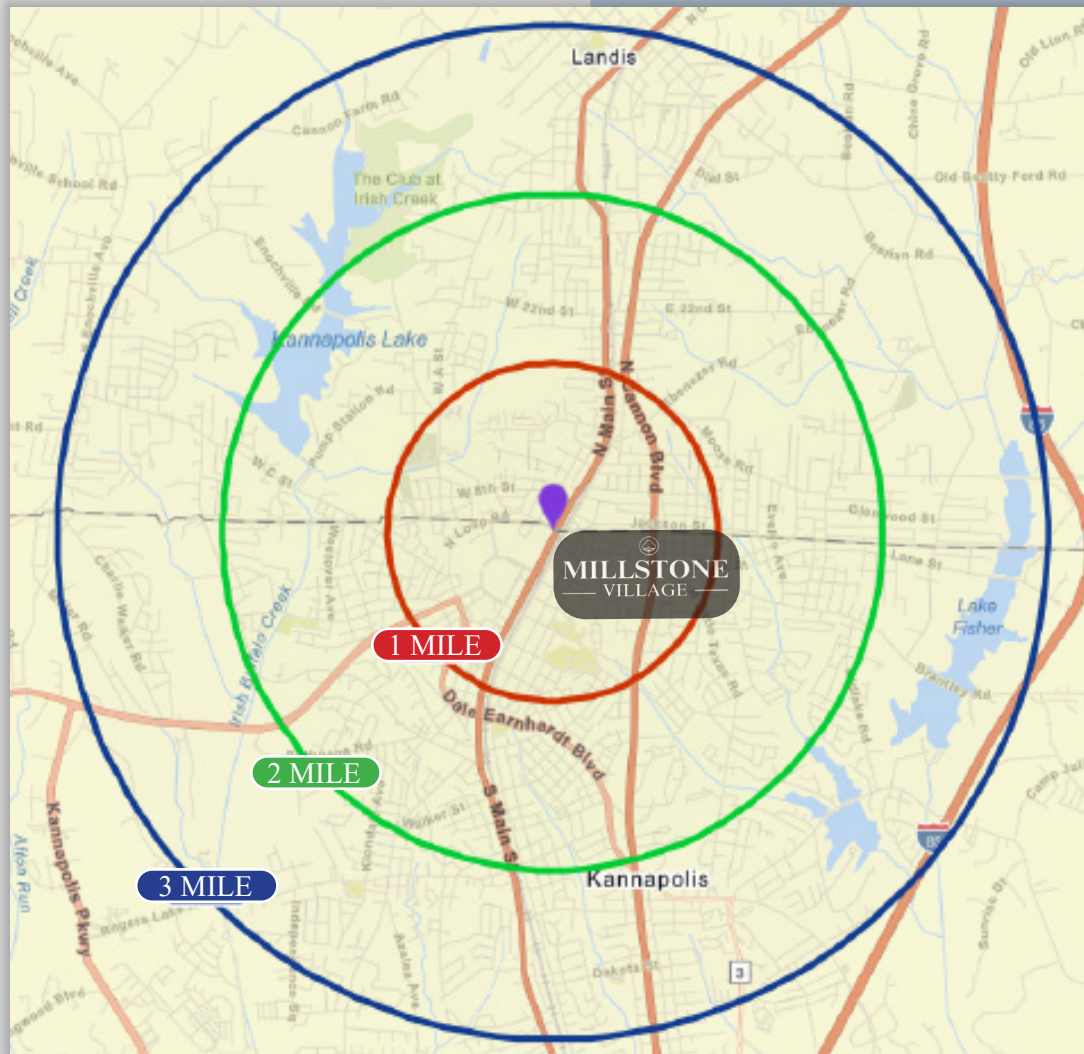
+ Stadium Lofts (43 MF Units)



LOCATION MAP



DEMOGRAPHIC PROFILE

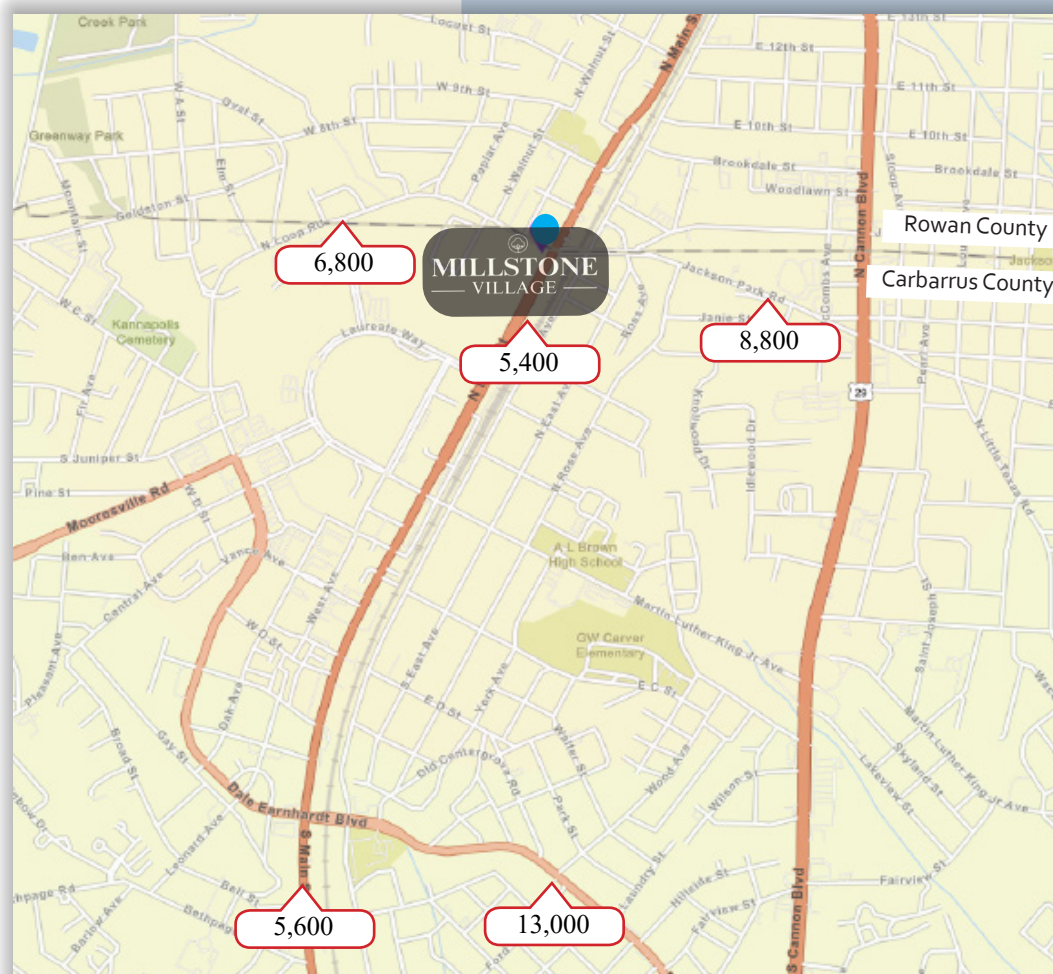


STUDY AREA: Radii		1 Mile	2 Miles	3 Miles
Population	2029 Forecast	7,853	29,323	49,054
	2024 Projection	7,611	27,912	44,571
Per Capita Income	2029 Forecast	\$31,490	\$34,575	\$37,795
	2024 Projection	\$26,838	\$29,170	\$31,456
Median HH Income	2029 Forecast	\$61,648	\$63,053	\$69,244
	2024 Projection	\$53,783	\$53,974	\$57,989

POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.
 Prepared: 7/31/24



TRAFFIC PROFILE



TRAFFIC COUNTS

N Loop Rd. (0.1 miles of Site)	6,800 AADT
N Main St. (0.09 miles of Site)	5,400 AADT
S Main St. (0.52 miles of Site)	5,600 AADT
Dale Earnhardt Blvd. (1.08 miles of Site)	13,000 AADT
Jackson Park Rd. (0.67 miles of Site)	8,800 AADT

SOURCE: NCDOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2021.
Prepared 05/10/2024