

# Cloverleaf shopping Center

SUITE 960



## AVAILABLE

RETAIL FOR LEASE

3001 South Cannon Blvd. Suite 960 | Kannapolis, NC 28083

This shopping center is located at Exit 58 of the heavily traveled South Cannon Blvd. corridor in Kannapolis, NC. The site is directly adjacent to The Home Depot and Rug & Home. Tenants Include: Harbor Freight Tools, Dollar General, Roses, Gabe's, It's Fashion Metro, Cici's Pizza, and Great Clips.

- ✓ 219,000SF TOTAL SHOPPING CENTER
- ✓ 700+ PARKING SPACES
- ✓ COMMERCIAL ZONING
- ✓ EMPLOYEE PARKING
- ✓ 5,000SF RETAIL SPACE
- ✓ 1 DRIVE IN DOOR (8'X10')



Now Leasing

# MARKET DEMOGRAPHICS AND TRAFFIC SUMMARY

## DEMOGRAPHIC SUMMARY

3001 S Cannon Blvd, Kannapolis, North Carolina, 28083

Ring of 3 miles

### POPULATION



49,344

2022 Total Population (Esri)



52,379

2022 Total Daytime Population (Esri)

### HOUSEHOLDS AND INCOME



19,563

2022 Total Households (Esri)



\$58,200

2022 Median Household Income (Esri)



\$83,631

2022 Average Household Income (Esri)

### BUSINESS AND EMPLOYEES



2,129

2022 Total (NAICS11-99) Businesses



24,698

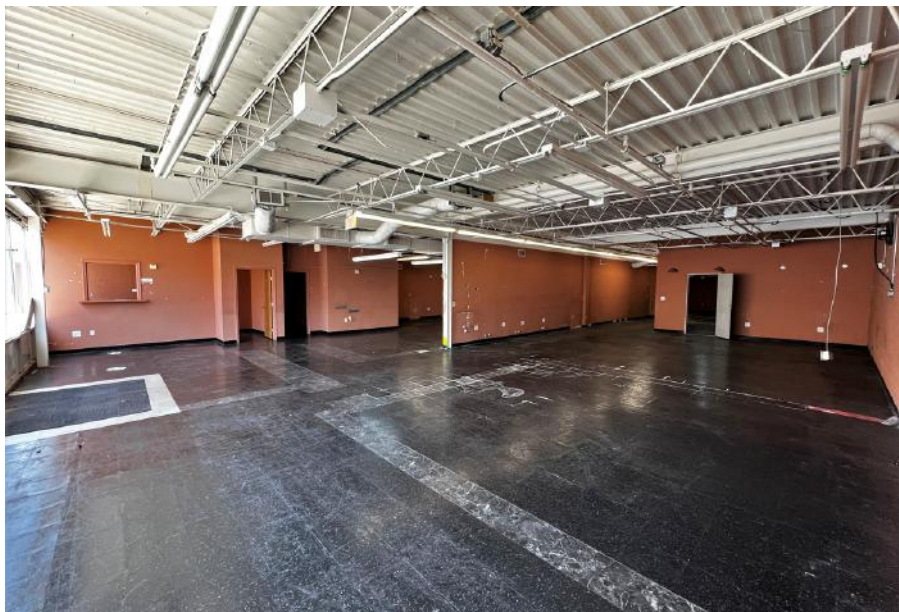
2022 Total (NAICS11-99) Employees

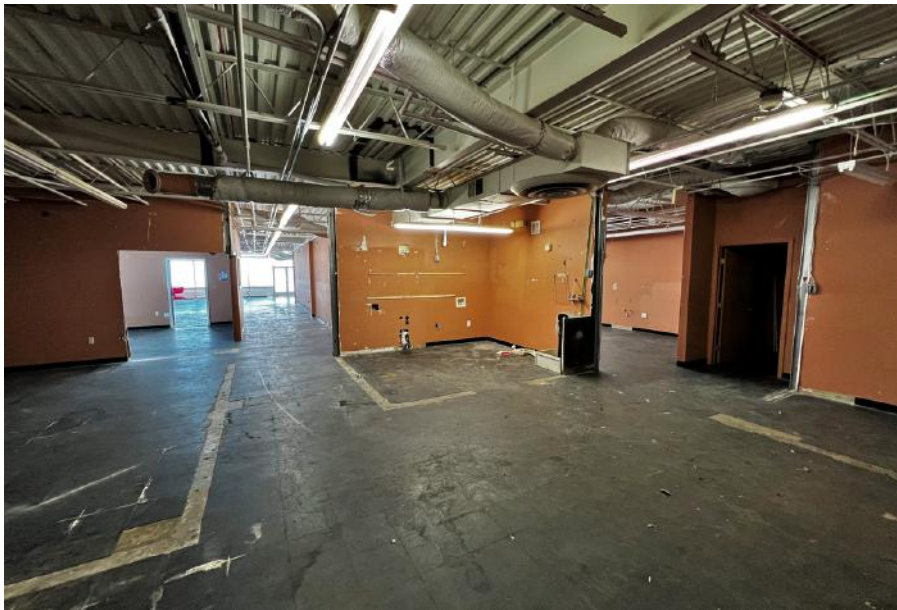
Traffic volume	Street name	Direction	Distance
27,000	S Cannon Blvd	S	0.0
33,000	Concord Pkwy N	S	0.5
76,000	I-85	E	0.6

Closest 3 locations











# CLOVERLEAF PLAZA

Suite 960 | For Lease



## CONTACT

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