

Cloverleaf shopping Center



AVAILABLE

RETAIL FOR LEASE

3001 South Cannon Blvd. | Kannapolis, NC 28083

This shopping center is located off the heavily traveled South Cannon Blvd. corridor in Kannapolis, NC. The site is directly adjacent to The Home Depot and Rug & Home, and just off of I-85. Tenants Include: Harbor Freight Tools, Dollar General, Roses, Cato, It's Fashion Metro, Rugged Wearhouse, and Mighty Dollar.

- ✓ 219,00 SF SHOPPING CENTER
- ✓ 700+ PARKING SPACES
- ✓ COMMERCIAL ZONING
- ✓ ON SITE WAREHOUSE SPACE
- ✓ 3,00SF AVAILABLE



MARKET DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
<i>Population</i>	4,707	45,068	93,034
<i>Daytime Population</i>	21,332	59,918	108,993
<i>Average HH Income</i>	\$54,141	\$58,107	\$60,819

TRAFFIC COUNTS

*South Cannon Boulevard: 27,000 CPD**
*Interstate 85: 77,000 CPD**

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