

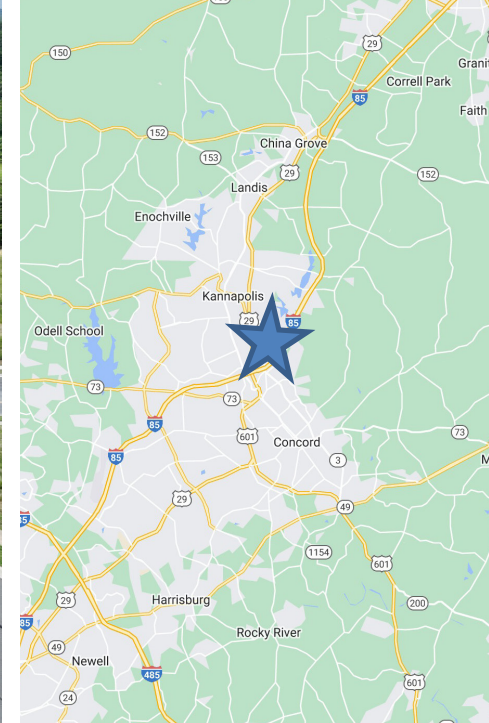
ROXIE STREET OUTPARCEL

2191 ROXIE STREET NE
KANNAPOLIS, NC 28083

FOR SALE
OR BTS

NS New South
Properties
NEWSOUTHPROP.COM

+/- 0.53 ACRES AVAILABLE FOR SALE OR BUILD TO SUIT



PROPERTY HIGHLIGHTS

- +/- 0.53 acres available for sale or build to suit
- Excellent opportunity for restaurant, retail, or automotive use
- Graded with utilities available at site
- Surrounded by Walmart, Academy Sports, Kohl's, Hobby Lobby, Sam's Club, Lowe's and more
- Zoned C-2 (General Commercial District) which "promotes a broad range of commercial operations and services"

CALL FOR PRICING



BROKER CONTACT

DOWELL FINCH
704.927.2889
dfinch@newsouthprop.com



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AERIAL

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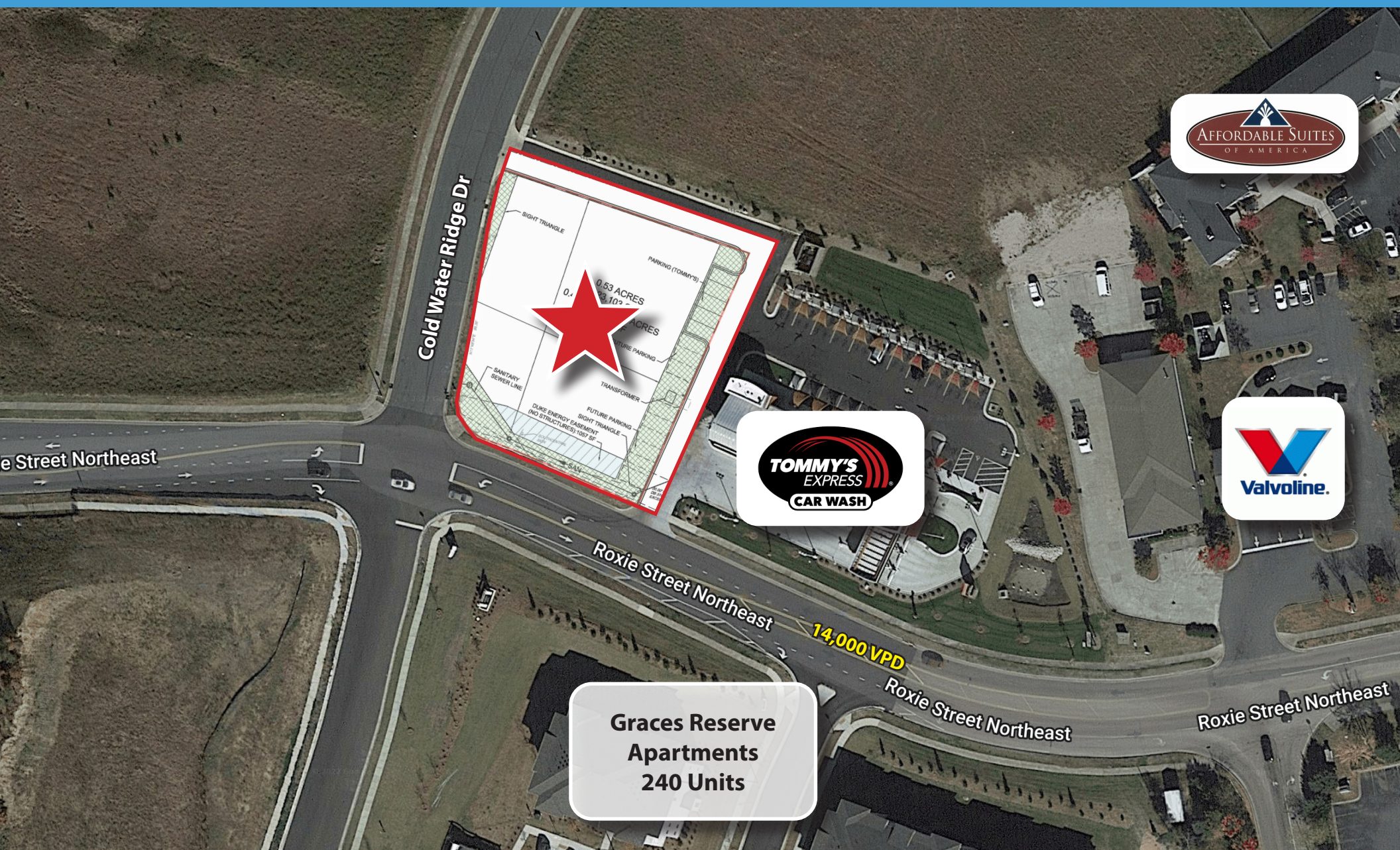
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SITE AERIAL

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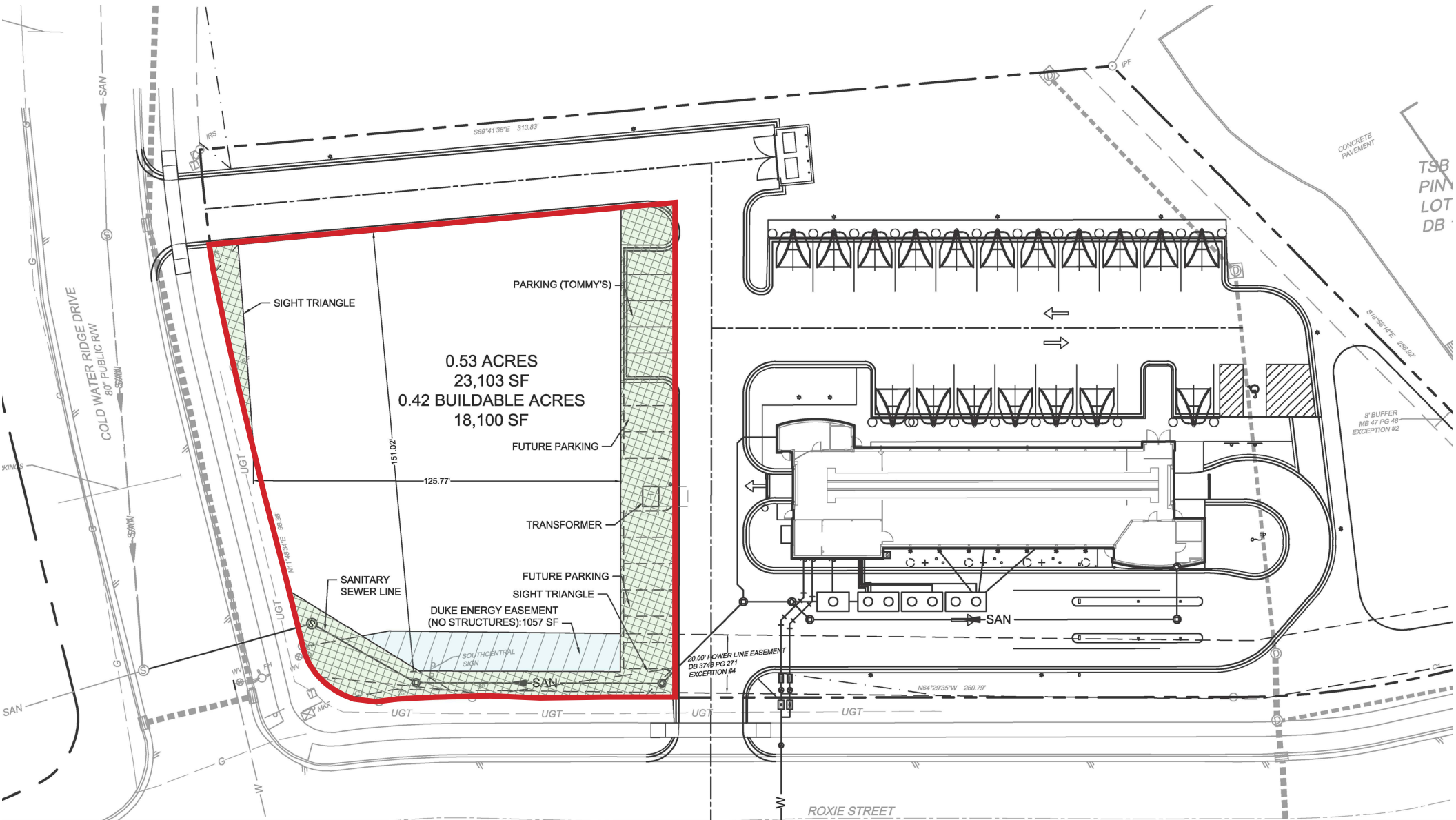
ROXIE STREET OUTPARCEL

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SITE PLAN

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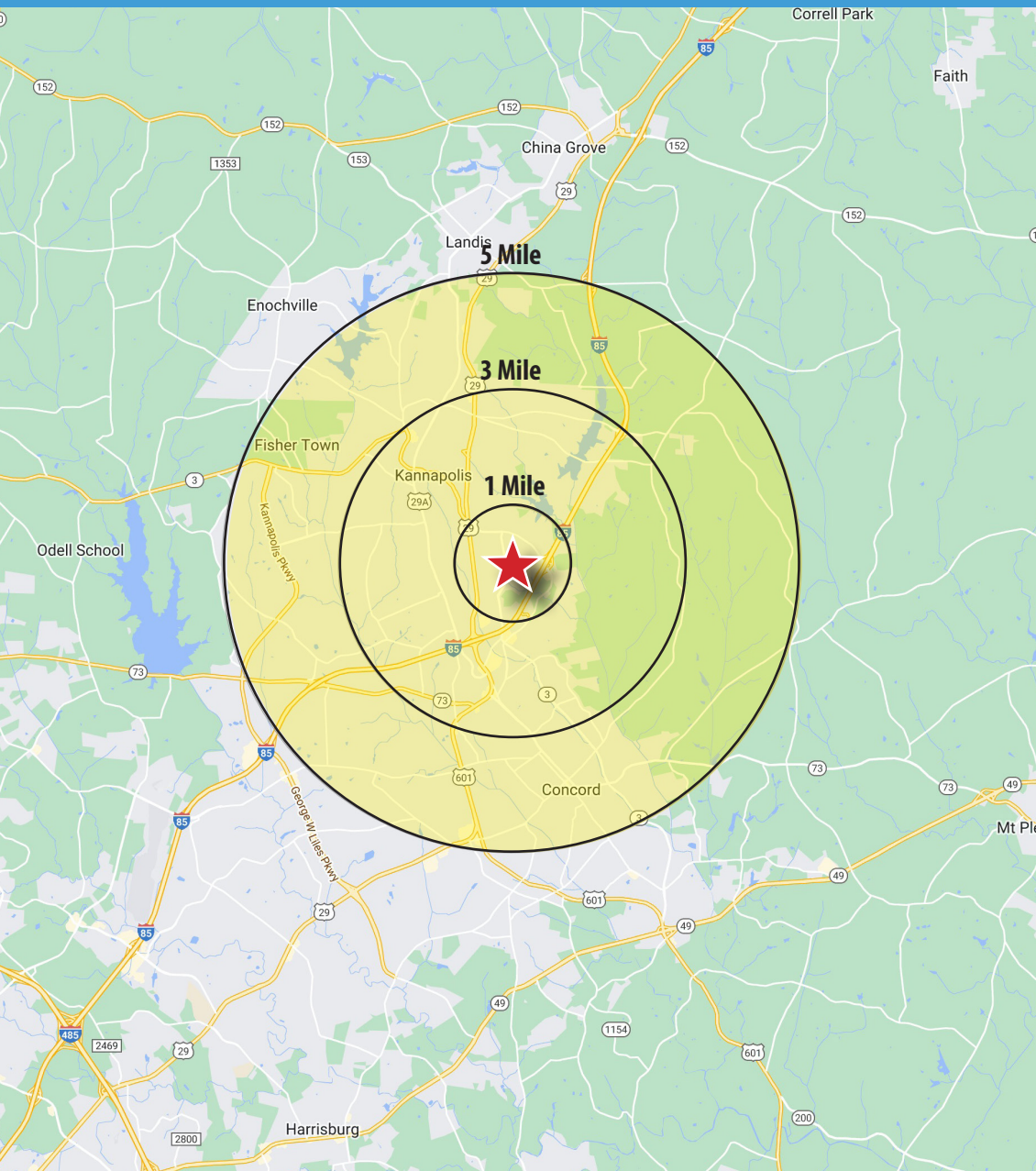
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DEMOGRAPHICS

+/- 0.53 ACRES AVAILABLE FOR SALE OR BUILD TO SUIT



POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	5,509	48,008	96,520
2028 Projected Population	7,336	54,512	107,009
Projected Annual Growth (2023-2028)	1,827 (6.6%)	6,504 (2.7%)	10,490 (2.2%)

HOUSEHOLDS

2023 Estimated Households	2,105	19,346	37,985
2028 Projected Households	2,886	22,474	42,981

HOUSEHOLD INCOME

2023 Estimated Average Household Income	\$45,722	\$69,226	\$77,559
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BUSINESSES

2023 Estimated Total Businesses	305	2,072	3,963
2023 Estimated Total Employees	2,878	17,789	32,589

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