

±8.5 Acre Commercial Site



Kannapolis Highway Land

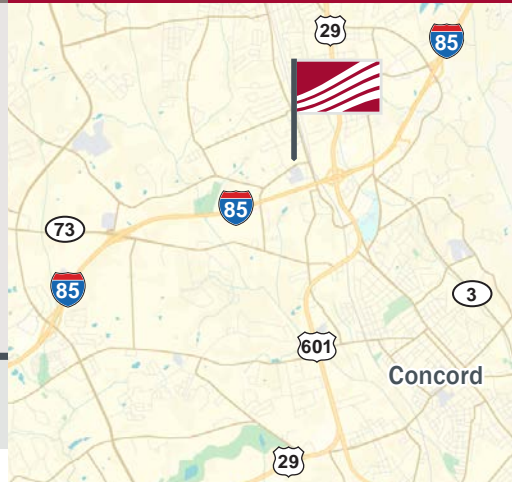
Winecoff School Rd & Kannapolis Hwy, Concord, NC



Land for Sale

- 8.5 acres available for commercial development
- Conveniently located near Exit 58 off I-85 (ADT 85,000)
- Located along the new Kannapolis Hwy which provides easy access to one of Concord's major thoroughfares, Concord Pkwy
- The property is zoned C-2 General Commercial. Permitted uses include retail, office, and light industrial service

For Sale



Pricing \$875,000

Demographics	1 mile	3 mile	5 mile
2019 Population	5,678	47,205	97,957
2010 - 2019 Growth Rate	0.77%	1.27%	1.25%
2019 Avg. HH Income	\$67,902	\$68,012	\$68,886

Traffic Count	ADT
Winecoff School Rd	9,300 (2018)
Kannapolis Highway	14,000 (2016)

Contact

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Market Aerial

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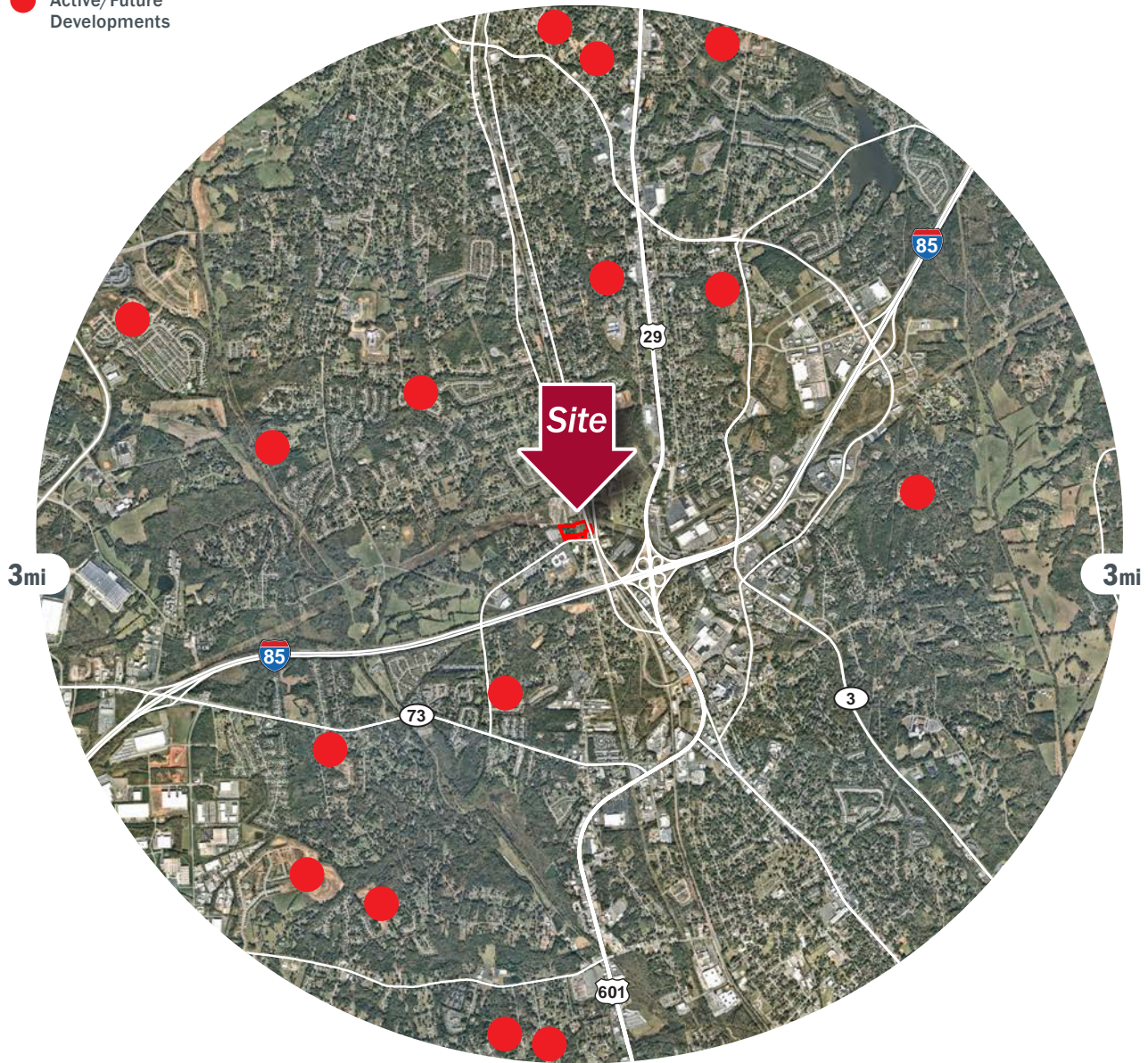
► Residential Aerial

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Future and Active Developments

Subdivision Status

- Active/Future Developments



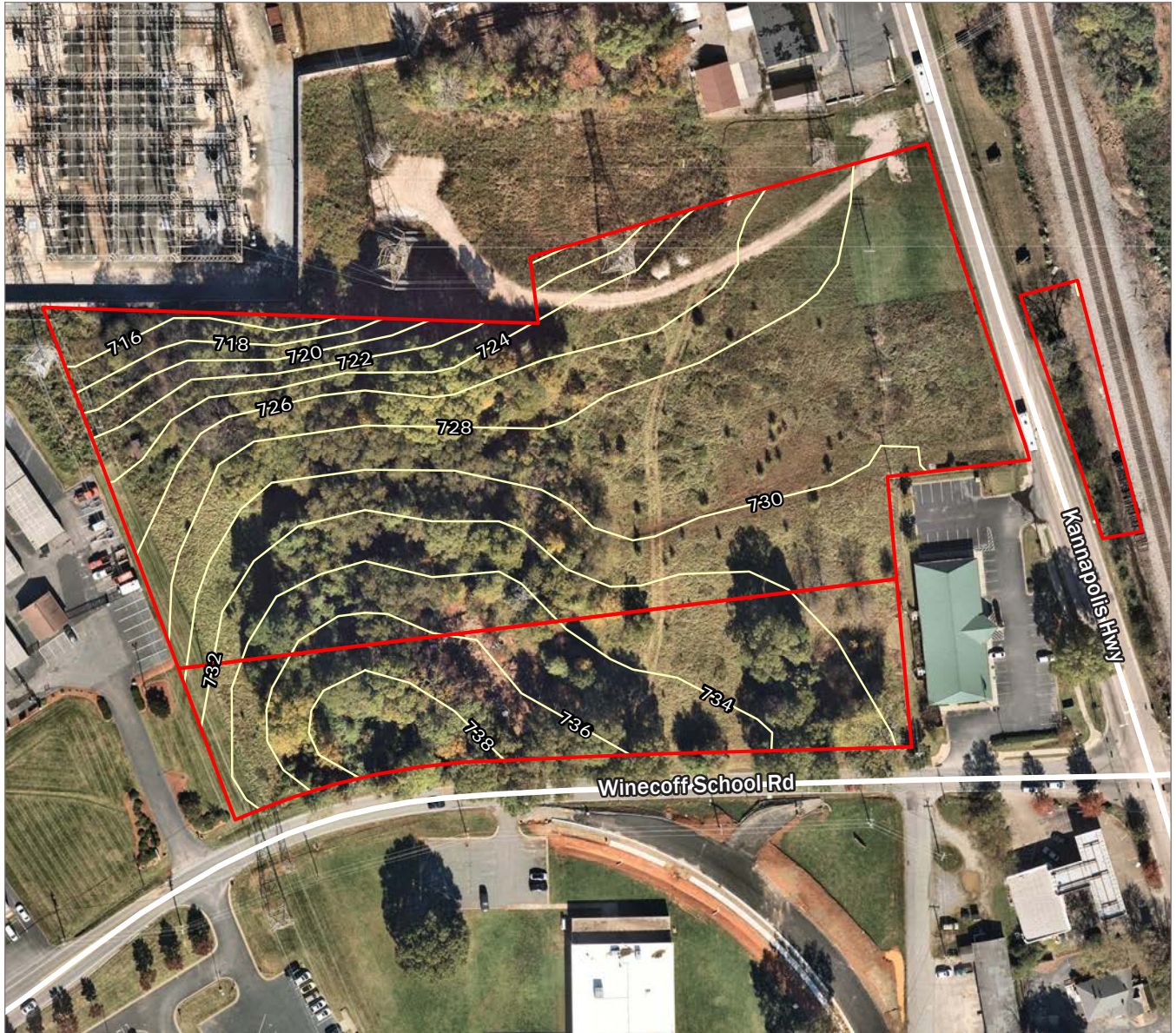
Residential Activity – 3 miles

Total Future Units **1,489**

Source: MetroStudy 2019. Homes built prior to 2000 not shown. Apartments not included

► Site Topography

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