

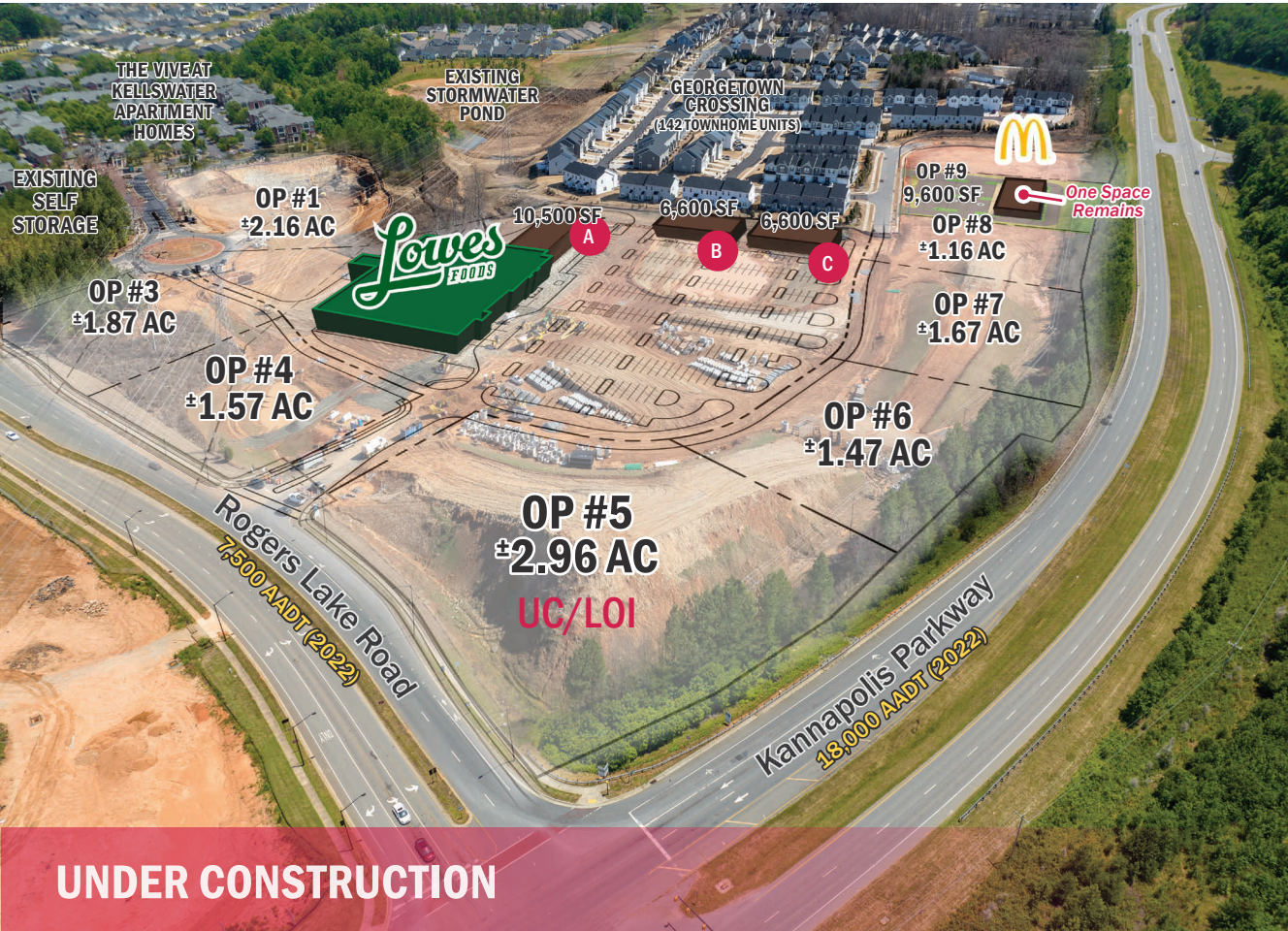
Kellswater Commons Retail



KANNAPOLIS PARKWAY & ROGERS LAKE ROAD, KANNAPOLIS, NC 28081

Retail

FOR	SIZE	OP SIZE	PRICE
Lease	1,200–10,500 SF	1.16–2.96 Acres	Call for Pricing



Overview

Lowes grocery anchored shopping center; under construction - Delivers in early 2026

Retail and outparcel opportunities available

Part of Kellswater Bridge, a 370-acre residential development with capacity for up to 1,000 units

3 miles from the North Carolina Research Campus and convenient to UNCC and Uptown Charlotte

Located in fast-growing western Cabarrus County

Within Cabarrus County school system: Charles E. Boger Elementary, Northwest Cabarrus Middle, and Northwest Cabarrus High

Retail Space & Outparcels Available



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Property Overview

Demographics

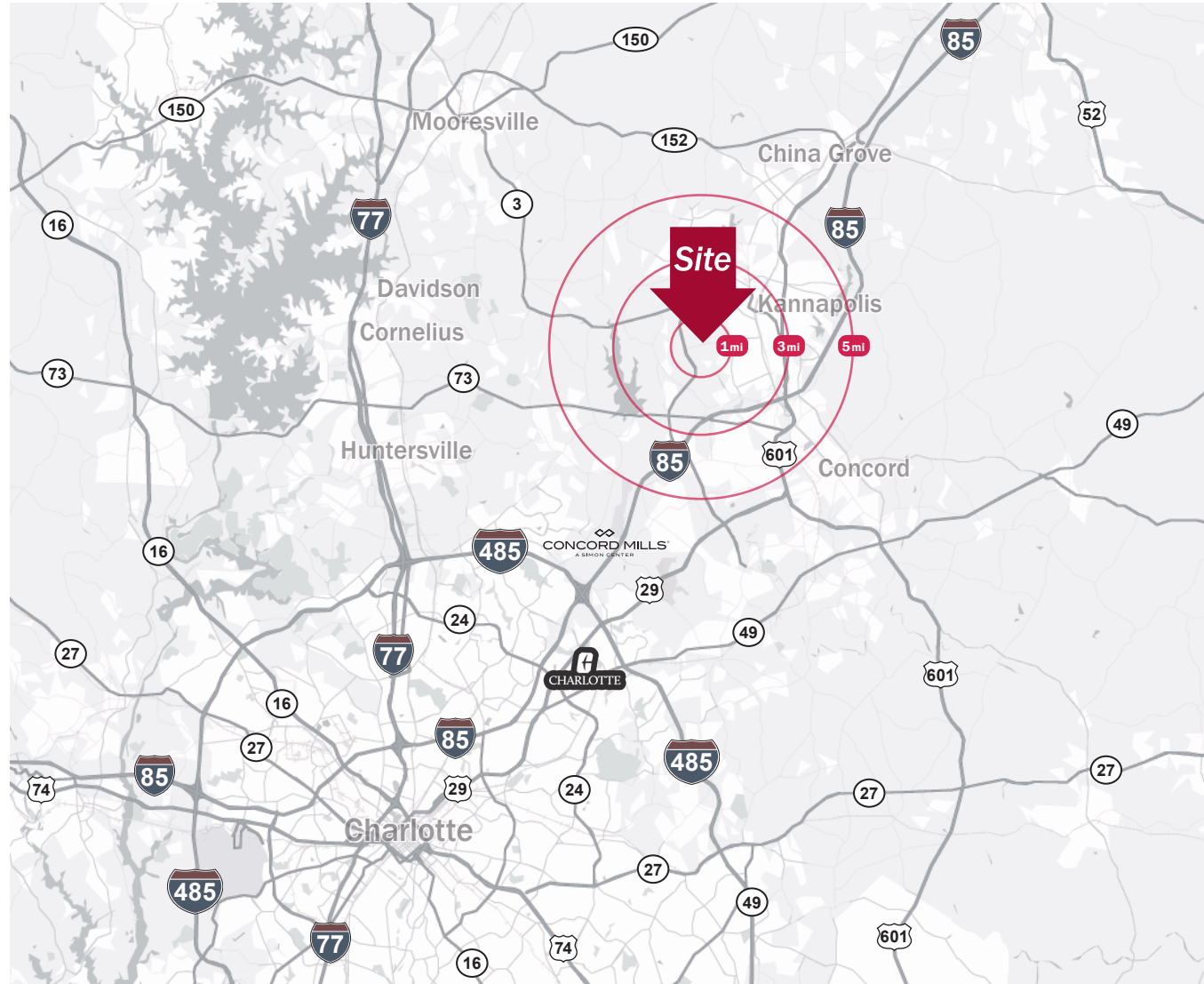
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	4,504	31,585	94,980
Growth Rate	10.69%	3.71%	2.50%
Avg. HH Income	\$155,719	\$99,650	\$99,690

Traffic Count

Source: NCDOT

	AADT
Rogers Lake Rd	7,500 (2022)
Kannapolis Blvd	18,000 (2022)



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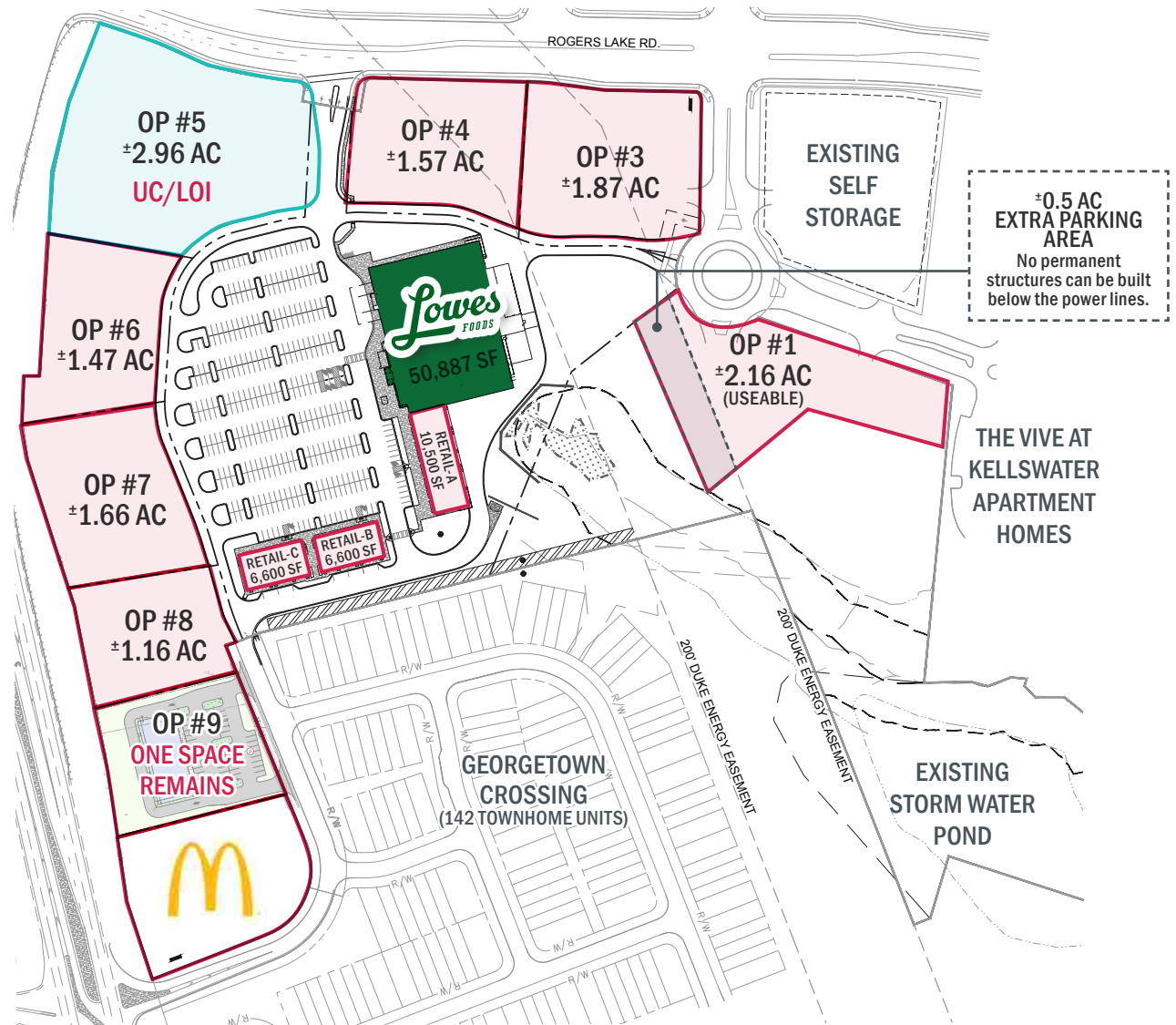
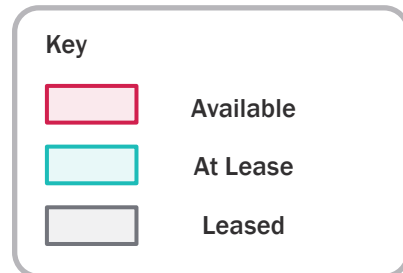
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Overall Site Plan

Outparcel	Tenant
OP #1	AVAILABLE
OP #3	AVAILABLE
OP #4	LOI
OP #5	LOI
OP #6	AVAILABLE
OP #7	AVAILABLE
OP #8	AVAILABLE
OP #9	AVAILABLE
OP #10	McDonalds



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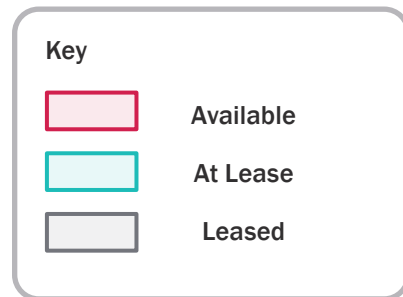
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Retail Shop Site Plan

Outparcel	Size
BLDG A	10,500 SF
BLDG B	6,600 SF
BLDG C	6,600 SF



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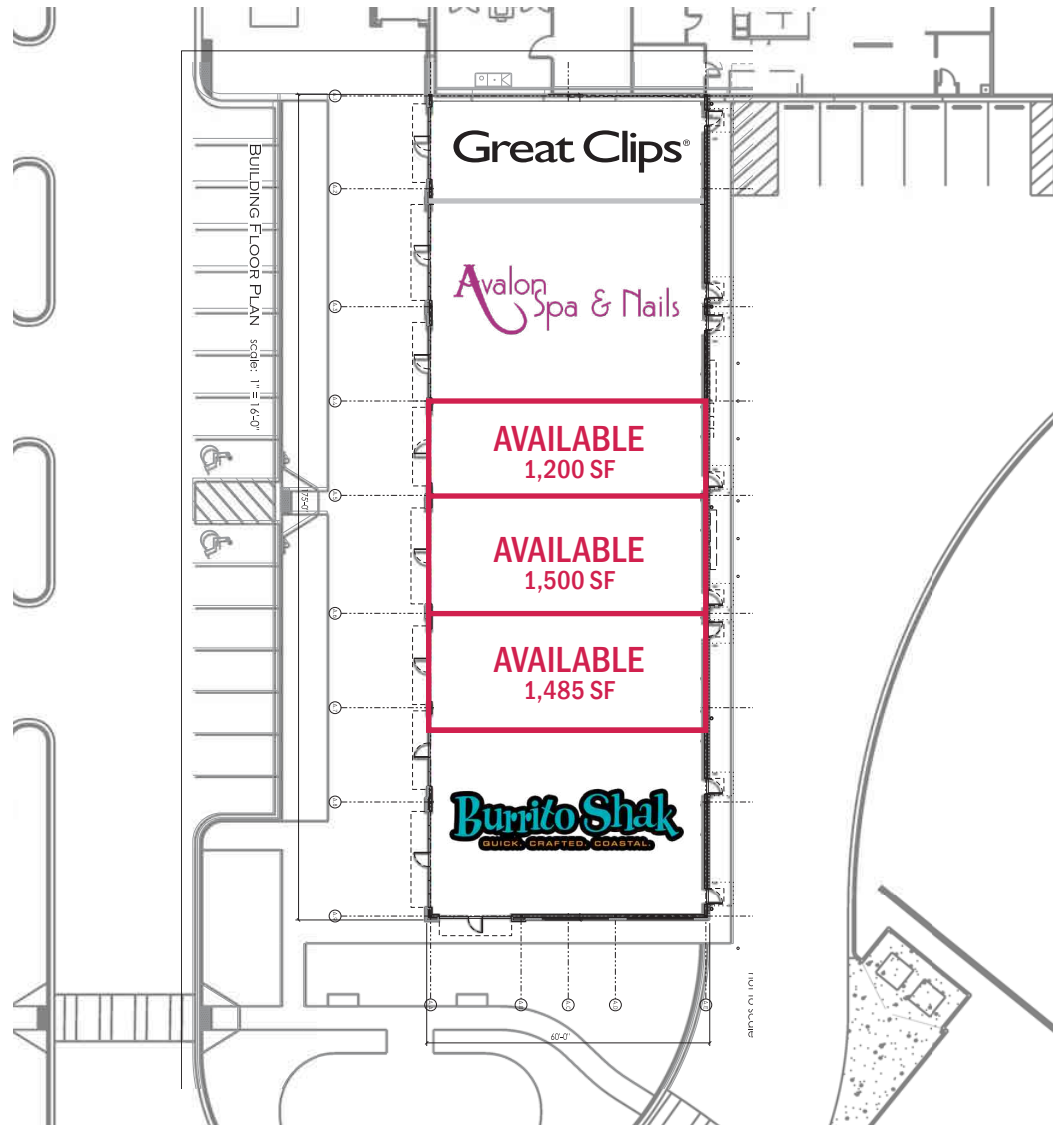
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Retail A Shop Site Plan

Suite	Size	Tenant
Suite 4927	1,380 SF	Great Clips
Suite 4929	2,520 SF	Avalon Spa & Nails
Suite 4933	1,200 SF	AVAILABLE
Suite 4935	1,500 SF	AVAILABLE
Suite 4937	1,485 SF	AVAILABLE
Suite 4941	2,415 SF	Burrito Shak



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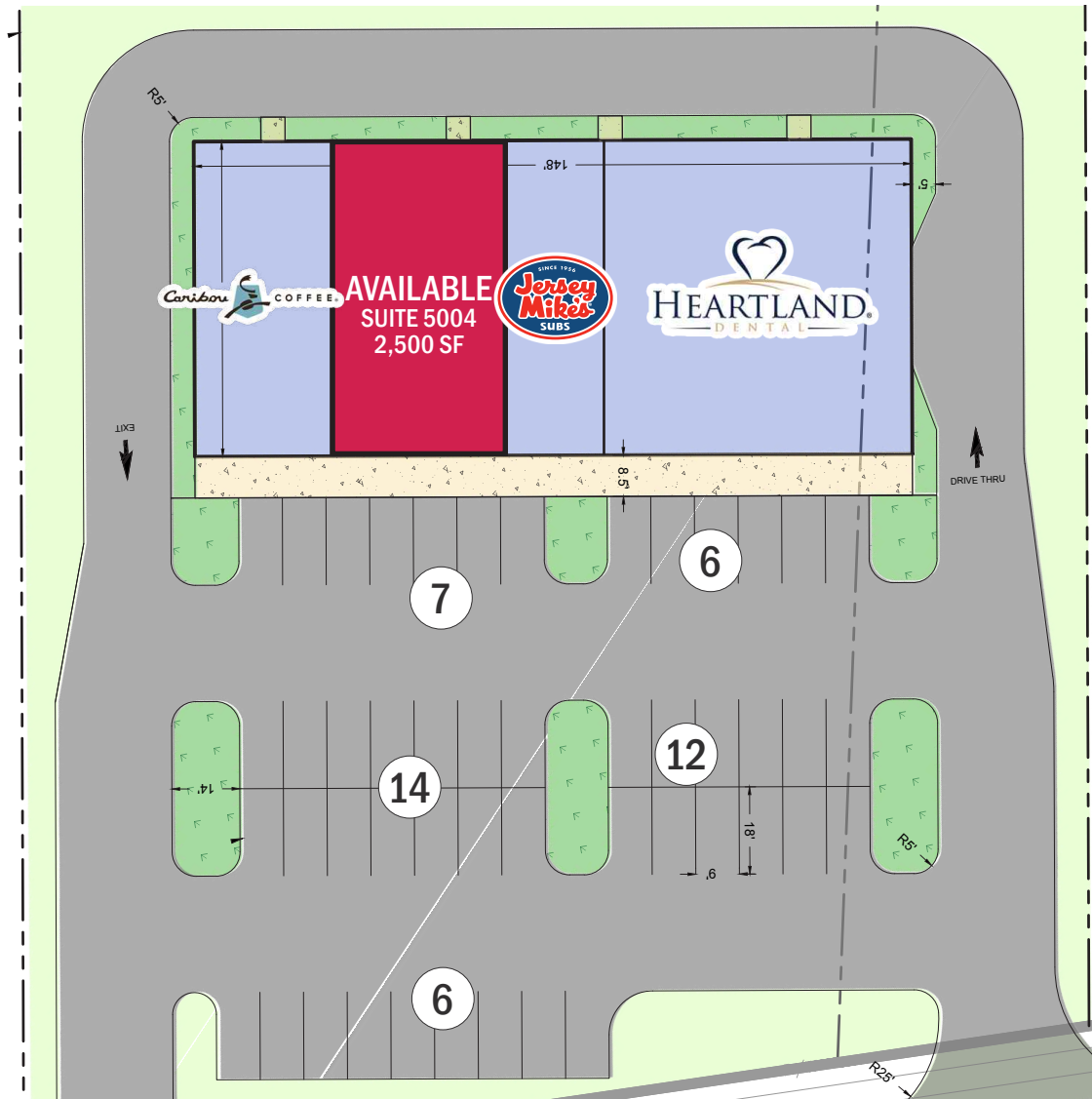
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OP #9 Site Plan

Suite	Size	Tenant
Suite 5000	1,800 SF	Caribue Coffee
Suite 5004	2,500 SF	AVAILABLE
Suite 5006	1,500 SF	Jersey Mikes
Suite 5008	3,800 SF	Heartland Dental



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Renderings



OP #9



Aerial View



Buildings B & C



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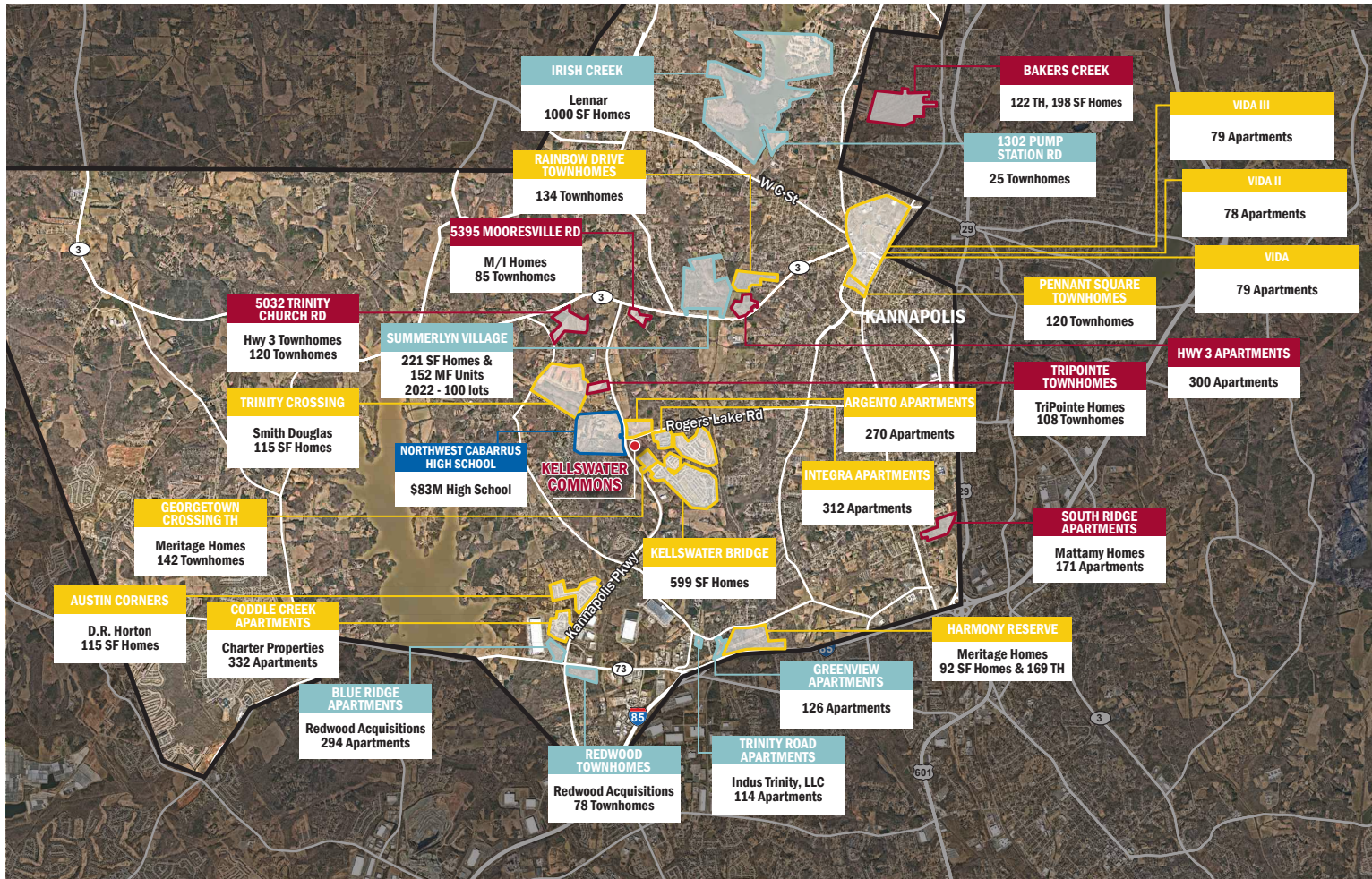
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Residential Map




FUTURE DEVELOPMENT:
APPROVED


FUTURE DEVELOPMENT:
IN-REVIEW


CITY PROJECT


UNDER CONSTRUCTION



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