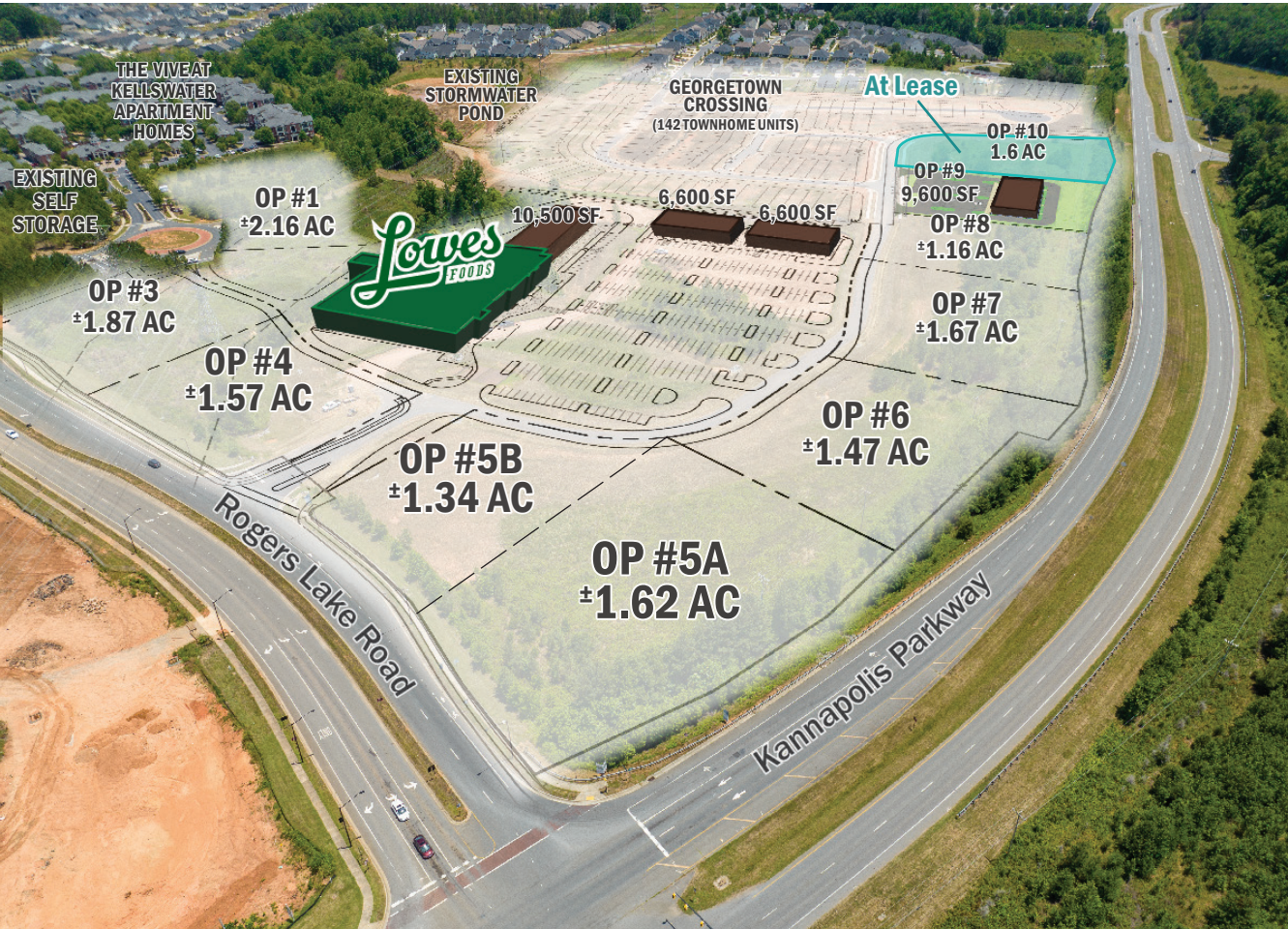


Kellswater Commons Retail



KANNAPOLIS PARKWAY & ROGERS LAKE ROAD, KANNAPOLIS, NC 28081

Retail	FOR	SIZE	OP SIZE	PRICE
	Lease	1,200–10,500 SF	1.16–2.16 Acres	Call for Pricing



Overview

Future mixed-use retail center

Outparcel Opportunity

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

Near 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

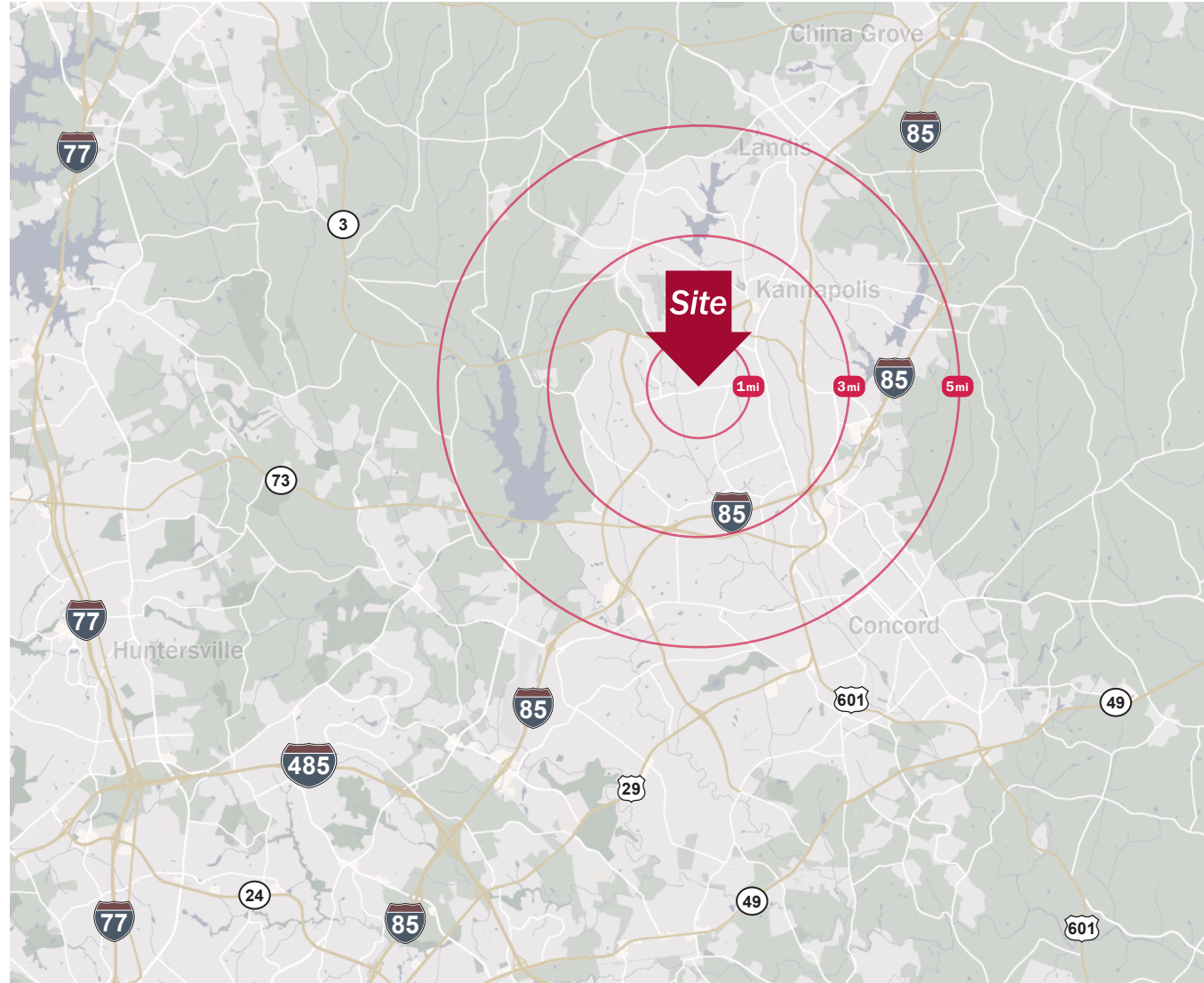
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	3,477	32,755	94,830
Growth Rate	7.59%	3.44%	2.77%
Avg. HH Income	\$128,081	\$93,306	\$94,073

Traffic Count

Source: NCDOT

	AADT
Rogers Lake Rd	7,500 (2022)
Kannapolis Blvd	21,000 (2022)



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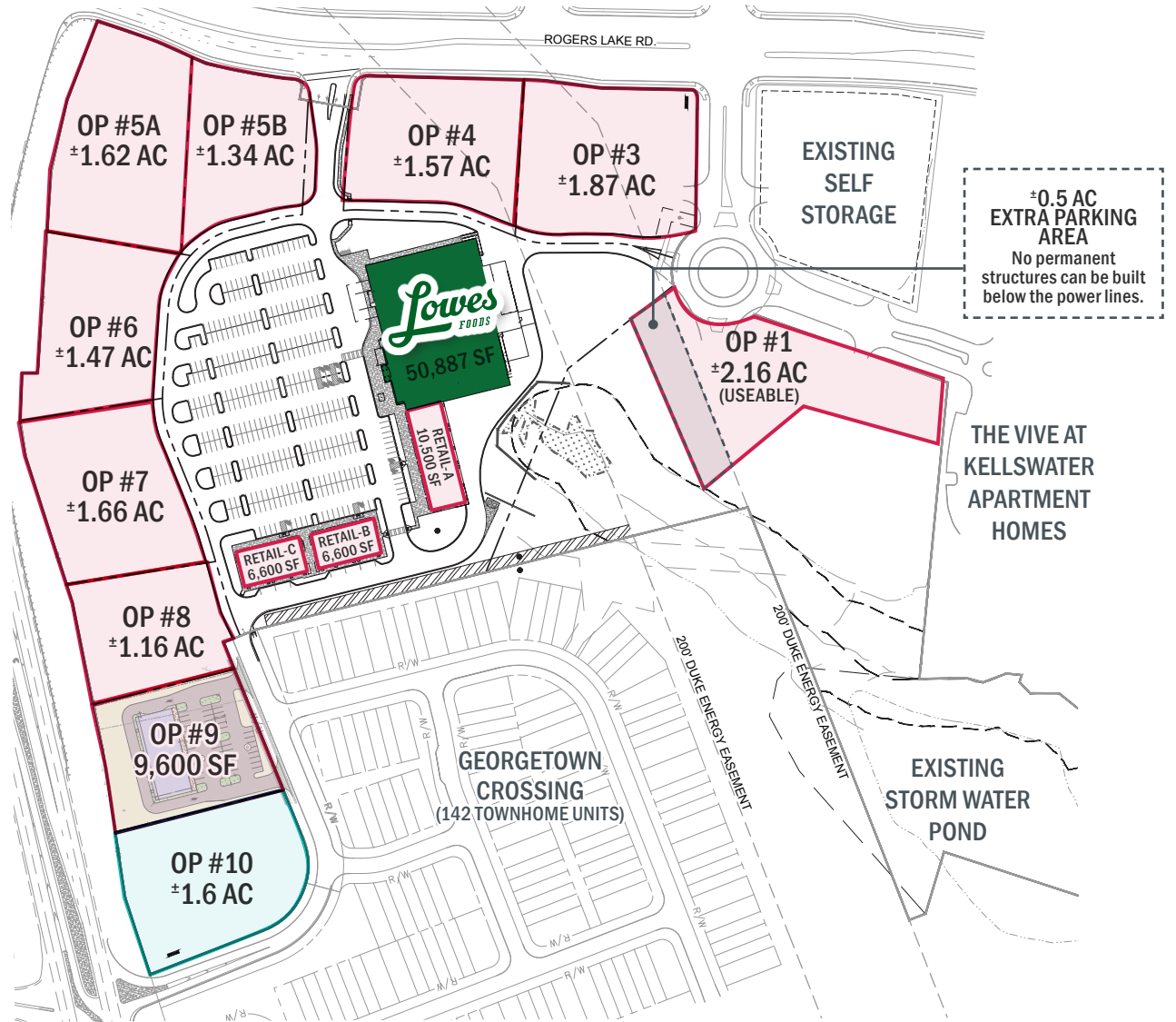
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Overall Site Plan

Outparcel	Size
OP #1	2.16 AC
OP #3	1.868 AC
OP #4	1.572 AC
OP #5A	1.62 AC
OP #5B	1.34 AC
OP #6	1.467 AC
OP #7	1.662 AC
OP #8	1.16 AC
OP #9	9,600 SF
OP #10	1.598 AC

Key

- Available
- At Lease
- Leased



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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

Key

- Available
- At Lease
- Leased



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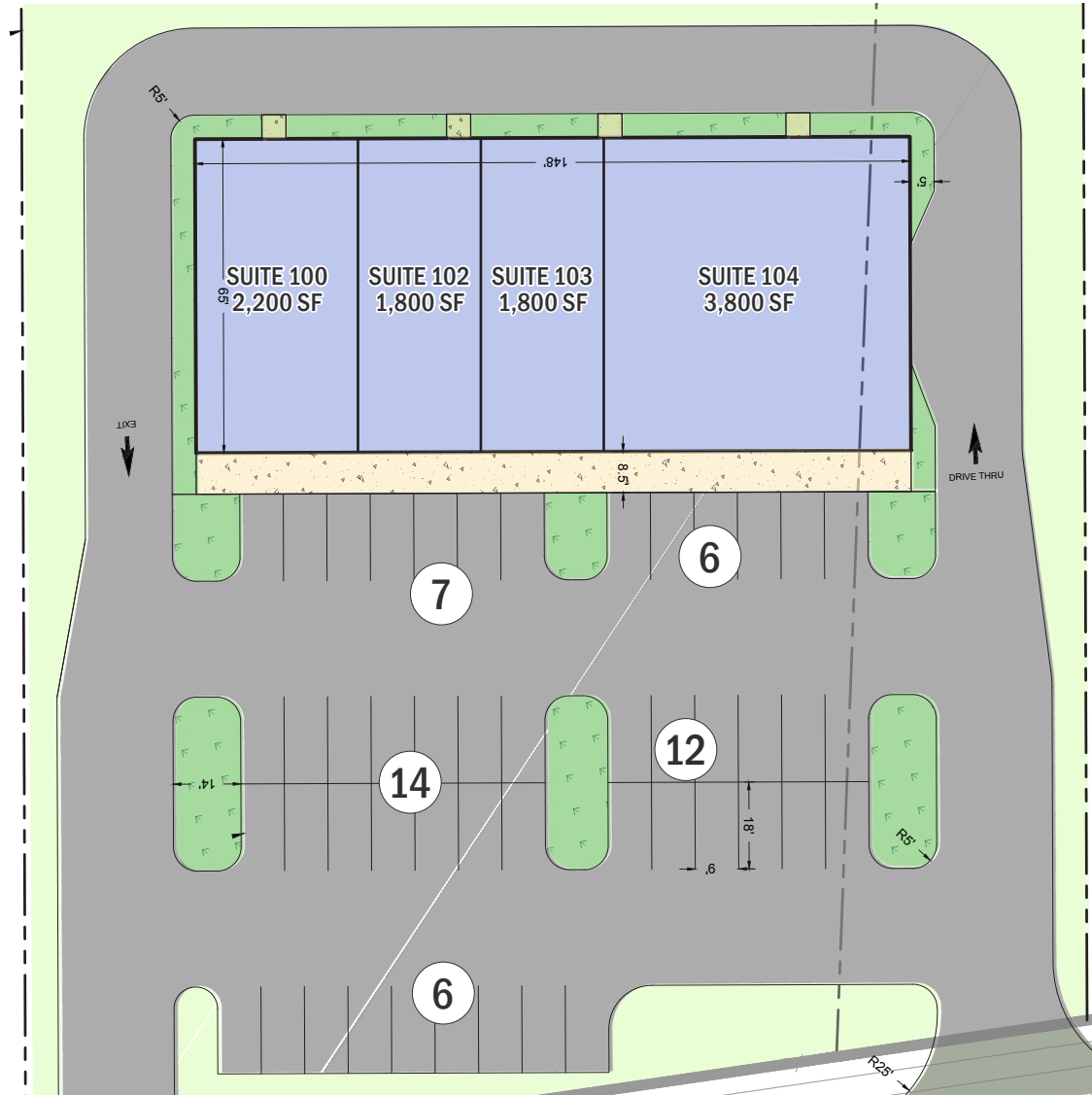
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OP #9 Site Plan

Suite	Size
Suite 100	2,200 SF
Suite 101	1,800 SF
Suite 103	1,800 SF
Suite 104	3,800 SF

Key

- Available
- At Lease
- Leased



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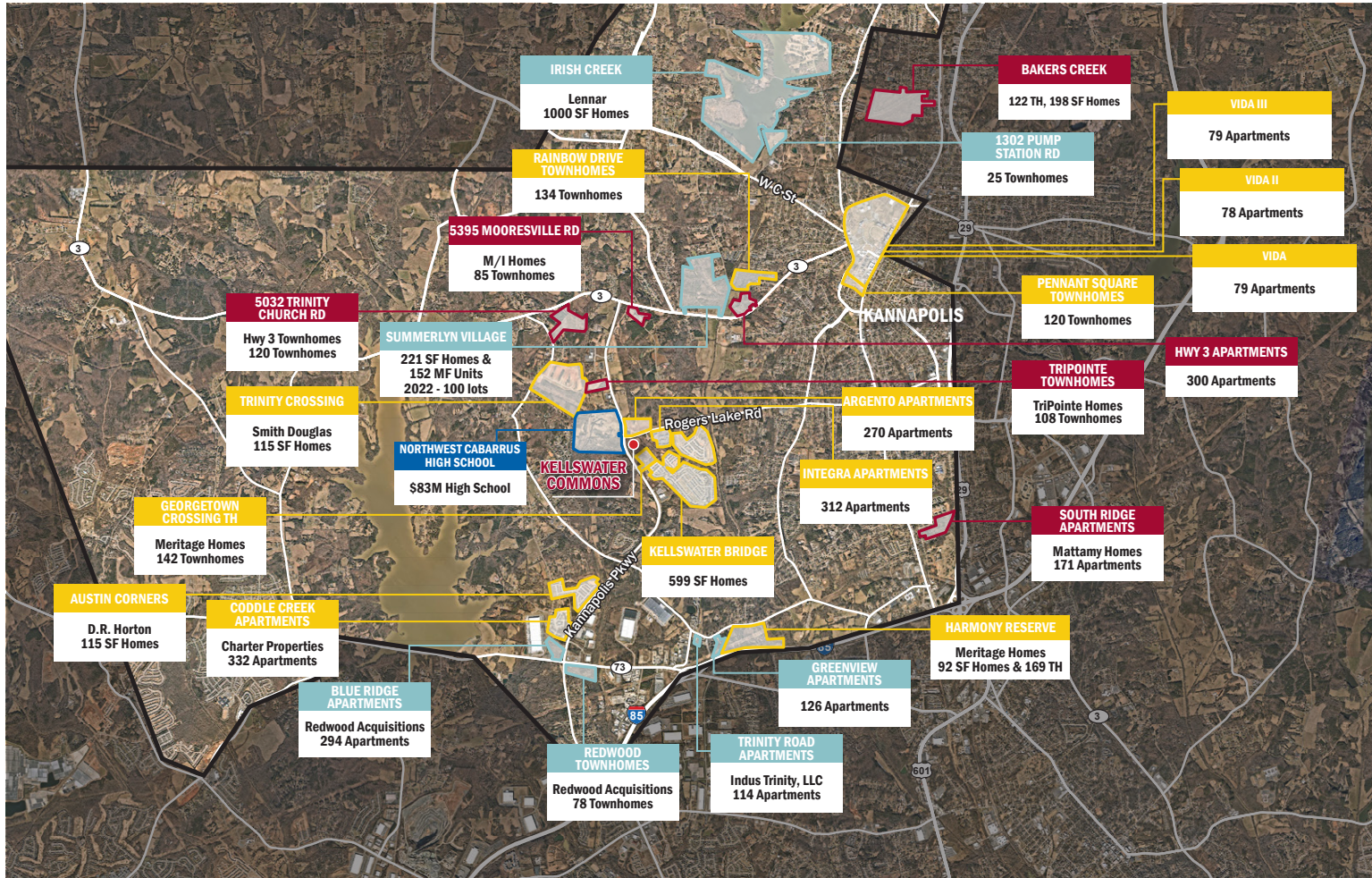
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Residential Map



- FUTURE DEVELOPMENT: APPROVED
- FUTURE DEVELOPMENT: IN-REVIEW
- CITY PROJECT
- UNDER CONSTRUCTION



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

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