

Josh Beaver • Sink Kimmel

The Nichols Company
704.373.9797 (Office) • 704.373.9798 (Fax)
josh@thenicholscompany.com
sink@thenicholscompany.com
www.thenicholscompany.com
600 Queens Rd, Charlotte, NC 28207

Available
Retail For Lease



Cloverleaf Plaza

3001 South Cannon Blvd | Kannapolis, NC 28083

Cloverleaf Plaza

ABOUT CLOVERLEAF PLAZA

This shopping center is positioned off of 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.



SITE ATTRIBUTES

- 219,000 SF Neighborhood Shopping Center
- 700 Parking Spaces
- Commercial Zoning
- Call for Lease Rates & Availability





DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,707	45,068	93,034
Daytime Population	21,332	59,818	108,993
Average HH Income	\$54,141	\$58,107	\$60,819

**Traffic Counts: 27,000 VPD at South Cannon Blvd
88,000 VPD on I-85 near Cannon Blvd.**



PHOTOS



LEASING PLAN



LOCATION	TENANT	SQ. FT.	LOCATION	TENANT	SQ. FT.
1	Harbor Freight Tools	15,000	17	Available	4,025
2	Available	15,000	18	Singer Sewing and Vacuum	2,000
3	Lebo's	6,000	19	Scott's Toys	2,880
4	Great Clips	1,868	20	Carolina Uniforms	2,000
5	CiCi's Pizza	4,490	21	Dollar General	8,410
6	Cato/Cato Plus	6,500	22	Rose's	34,800
7	Available	10,500	23	Nail Central	1,200
8	It's Fashion Metro	13,800	24	Available	1,100
9	Available	6,235	25	Ann's Alterations	885
10	Available Warehouse	6,730	26	Boston's Finest Barber Lounge	893
11	Rugged Wearhouse	17,400	27	NC Council BSA	2,175
12	Mighty Dollar	23,800	28	Connie's Beauty	3,400
13	Available	5,000	29	Havana Carolina	2,425
14	MC Pizza	780	30	Available	15,000
15	Shoe Show	3,058	PAD	Twice the Ice	
16	Dream Tobacco	1,320	ATM	Carolina Teller Systems	

For more information please contact:
 Josh Beaver • Sink Kimmel
 Josh@thenicholscompany.com
 Sink@thenicholscompany.com
 704.373.9797

Owned By



This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.