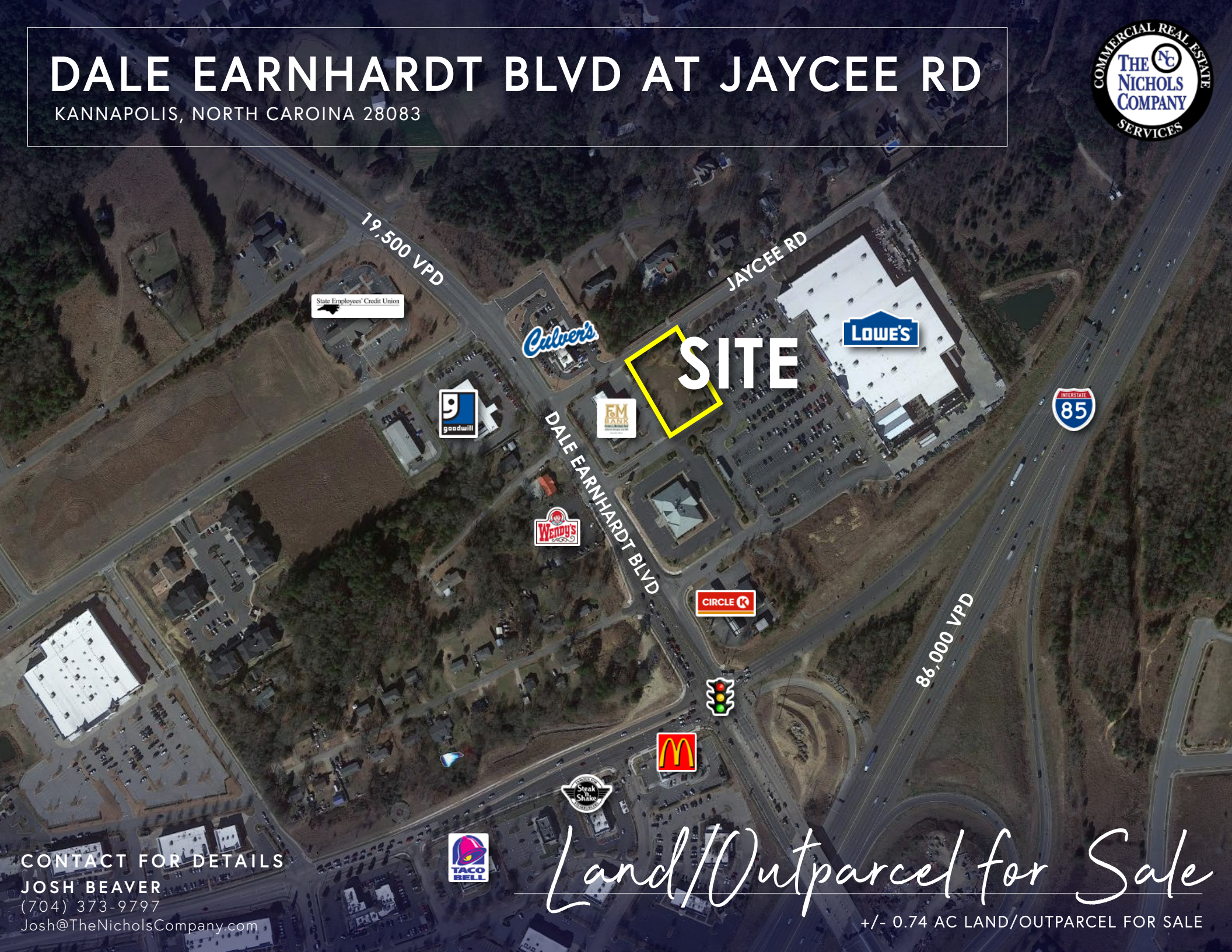


DALE EARNHARDT BLVD AT JAYCEE RD

KANNAPOLIS, NORTH CAROLINA 28083



SITE

CONTACT FOR DETAILS

JOSH BEAVER

(704) 373-9797

Josh@TheNicholsCompany.com

Land/Outparcel for Sale

+/- 0.74 AC LAND/OUTPARCEL FOR SALE

PROPERTY OVERVIEW

DALE EARNHARDT BLVD AT JAYCEE RD

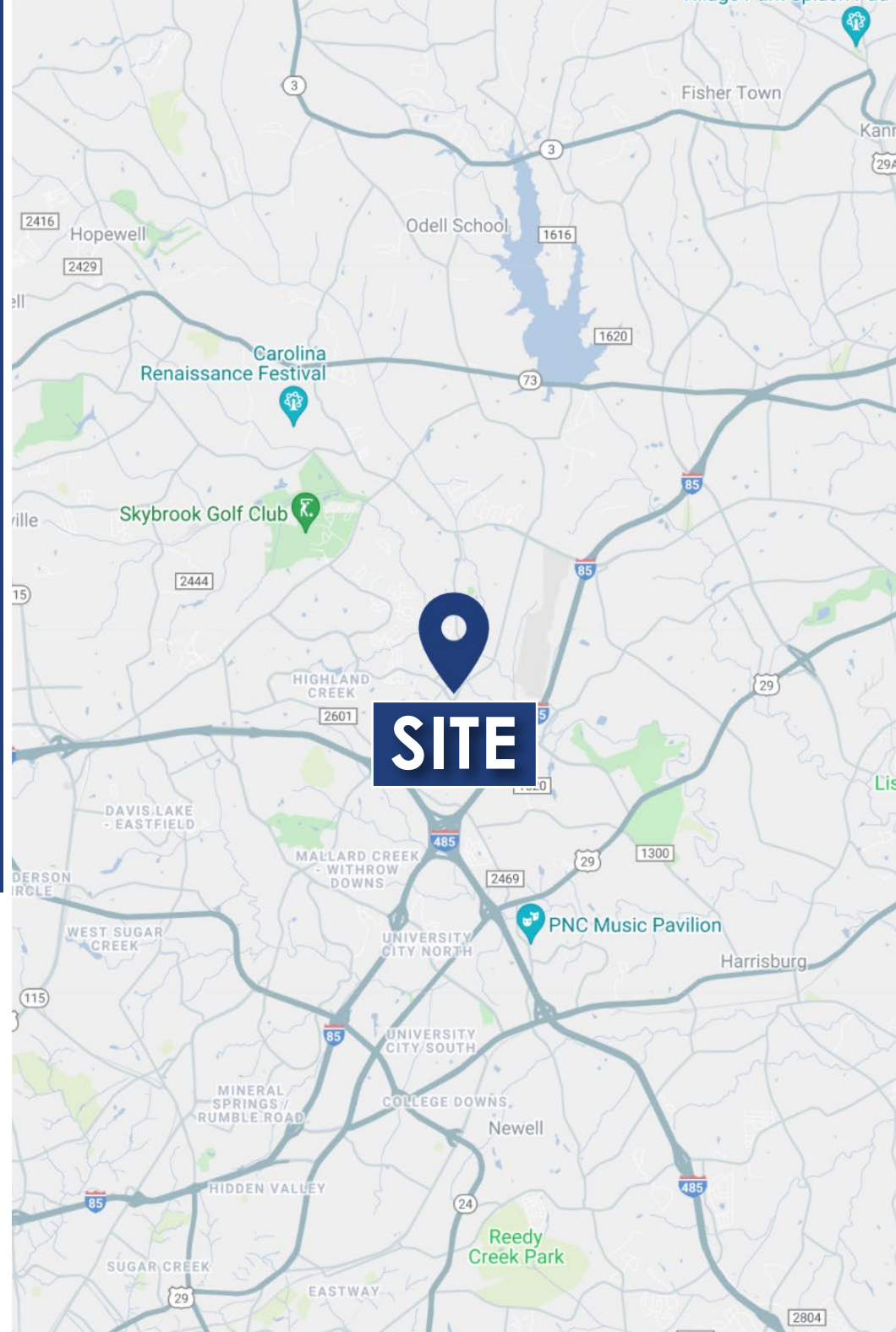
+/- 0.74 AC land/outparcel for sale in Kannapolis, NC. The site is located adjacent to Lowe's Home Improvement, across from Walmart Supercenter and Sam's Club shopping centers. The site is highly visible, accessible to I-85 and permits a drive-thru.

PROPERTY DETAILS

Address	Dale Earnhardt Blvd at Jaycee Rd Kannapolis, NC 28083
Parcel ID	56226983740000
Acreage	+/- 0.74 AC Available for Sale
Zoning	C-2
Sale Price	\$469,000
Traffic Counts	Dale Earnhardt Blvd 19,500 VPD I-85 87,500 VPD
Additional Details	Drive-thru permitted

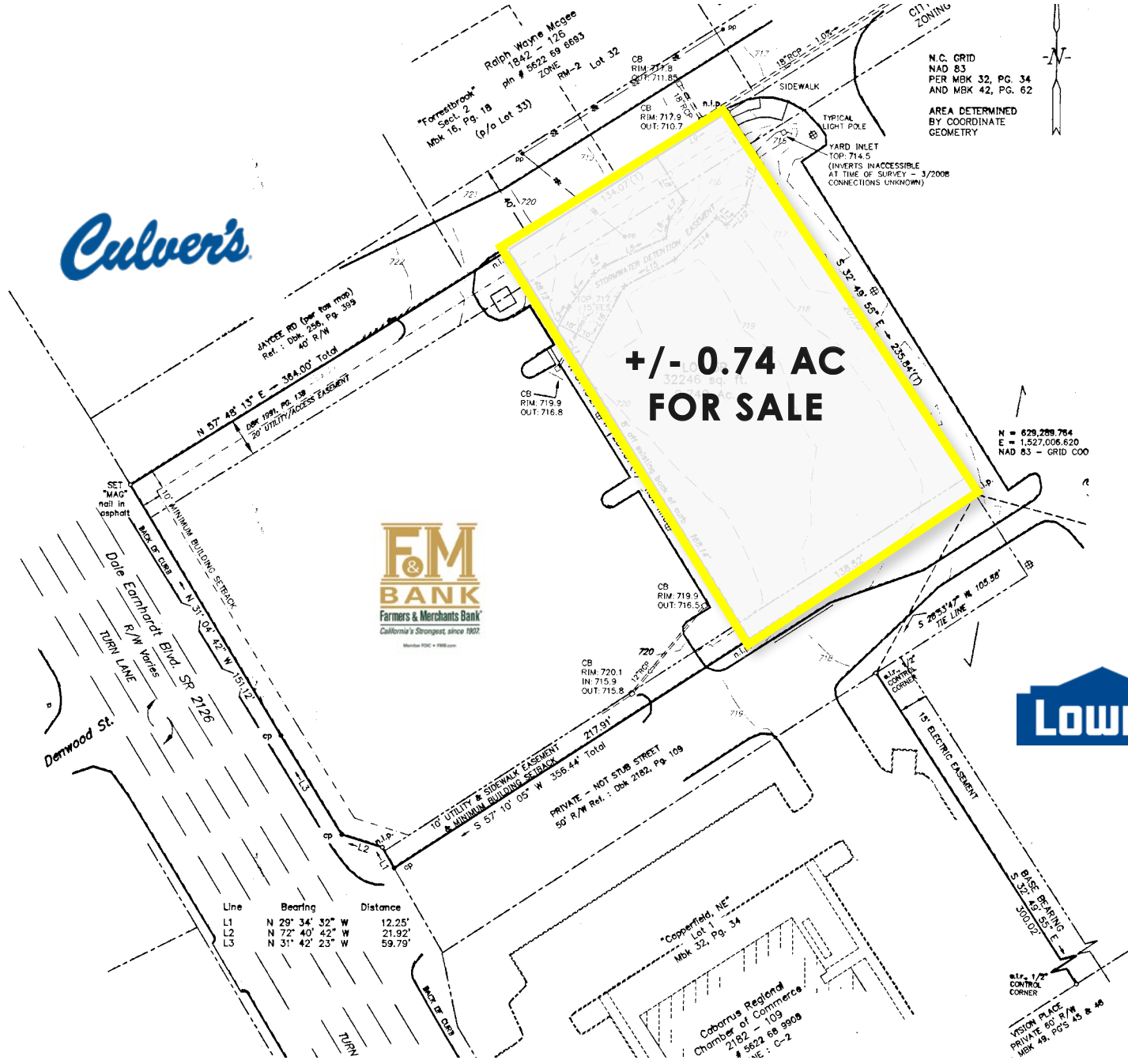
DEMOGRAPHICS

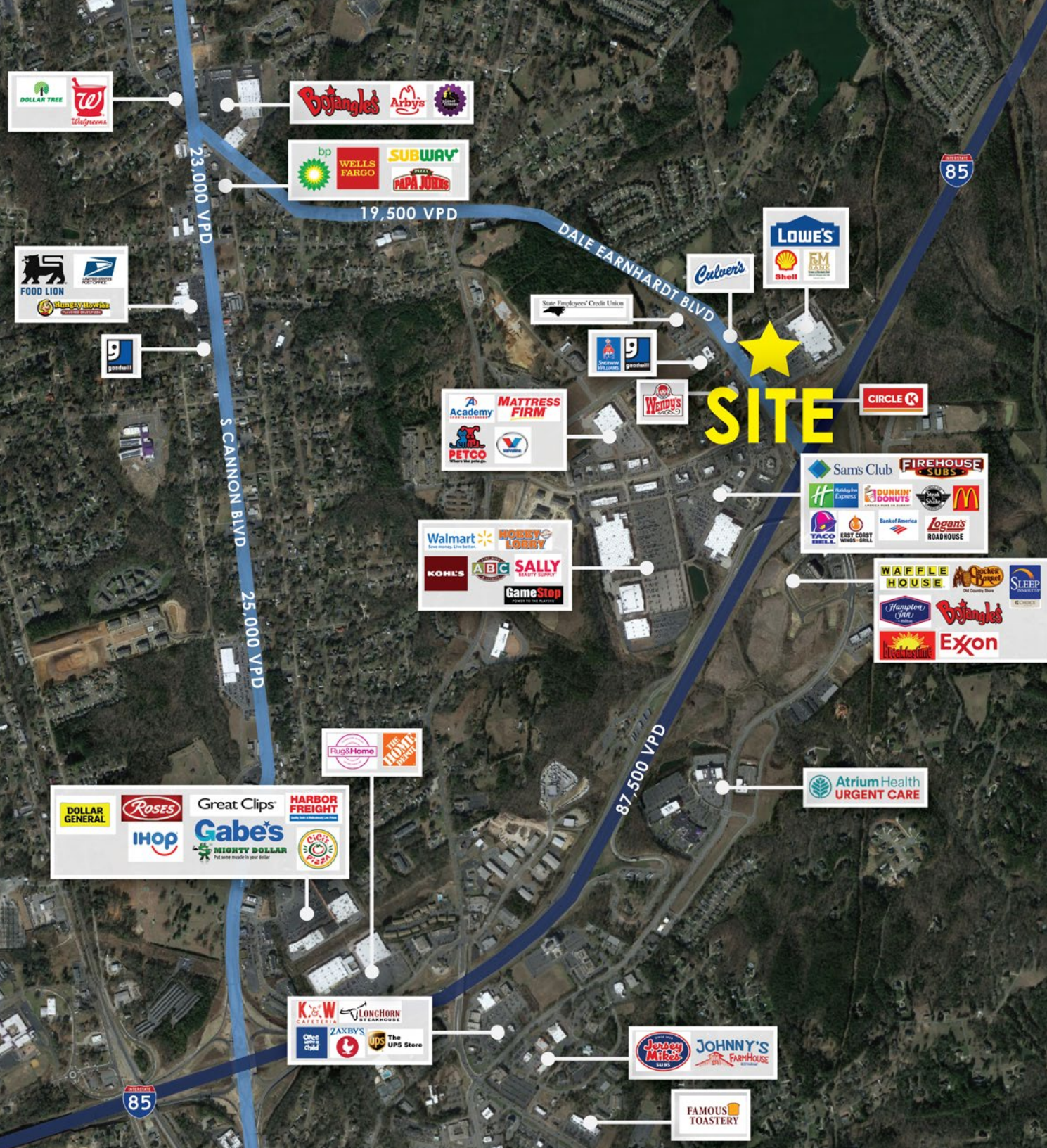
RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	4,075	38,072	87,498
Avg. Household Income	\$59,192	\$70,717	\$72,600
Median Household Income	\$47,036	\$51,590	\$52,817
Households	1,407	15,198	34,152
Daytime Employees	2,592	25,505	40,409



Culver's

**+/- 0.74 AC
FOR SALE**





CONTACT FOR DETAILS

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THE NICHOLS COMPANY

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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.