



603 E 13TH ST

605 E 13TH ST

653 E 14TH ST

East 13th Street

North Cannon Boulevard (US-29)

OFFERING
MEMORANDUM

653 East 14th Street
Kannapolis, NC 28083



**653 EAST 14TH STREET
KANNAPOLIS, NC 28083**

EXCLUSIVELY PRESENTED BY:



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MORTICE COMMERCIAL REAL ESTATE
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INVESTMENT SUMMARY

Excellent opportunity with 1.27 acres of prime C-2 commercial land at a signalized hard corner on the "morning side" of Hwy 29, boasting 19,000 cars daily. This high-visibility site offers potential access from both Hwy 29 and 13th Street, just moments from downtown Kannapolis. Located near the NC Research Campus and the Cannon Ballers stadium, this tract is perfectly positioned for development.



PROPERTY SUMMARY

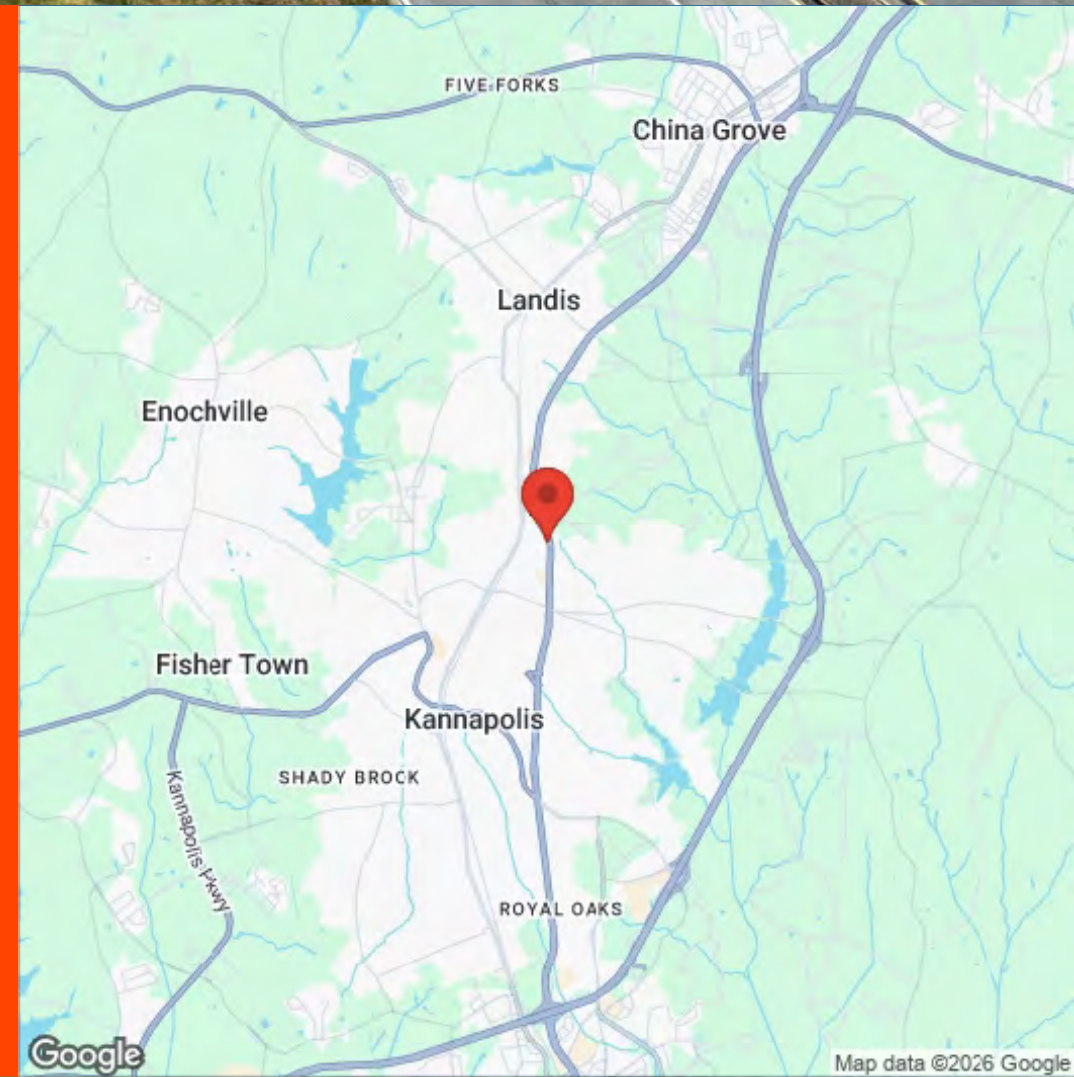
Offering Price	\$199,900 .00
Lot Size (acres)	1.27 +/- Acres
Parcel ID	5624-09-15-0048
Zoning Type	C-2 Commercial
County	Rowan
Frontage	290.00 +/- Ft
Coordinates	35.511806,-80.609529

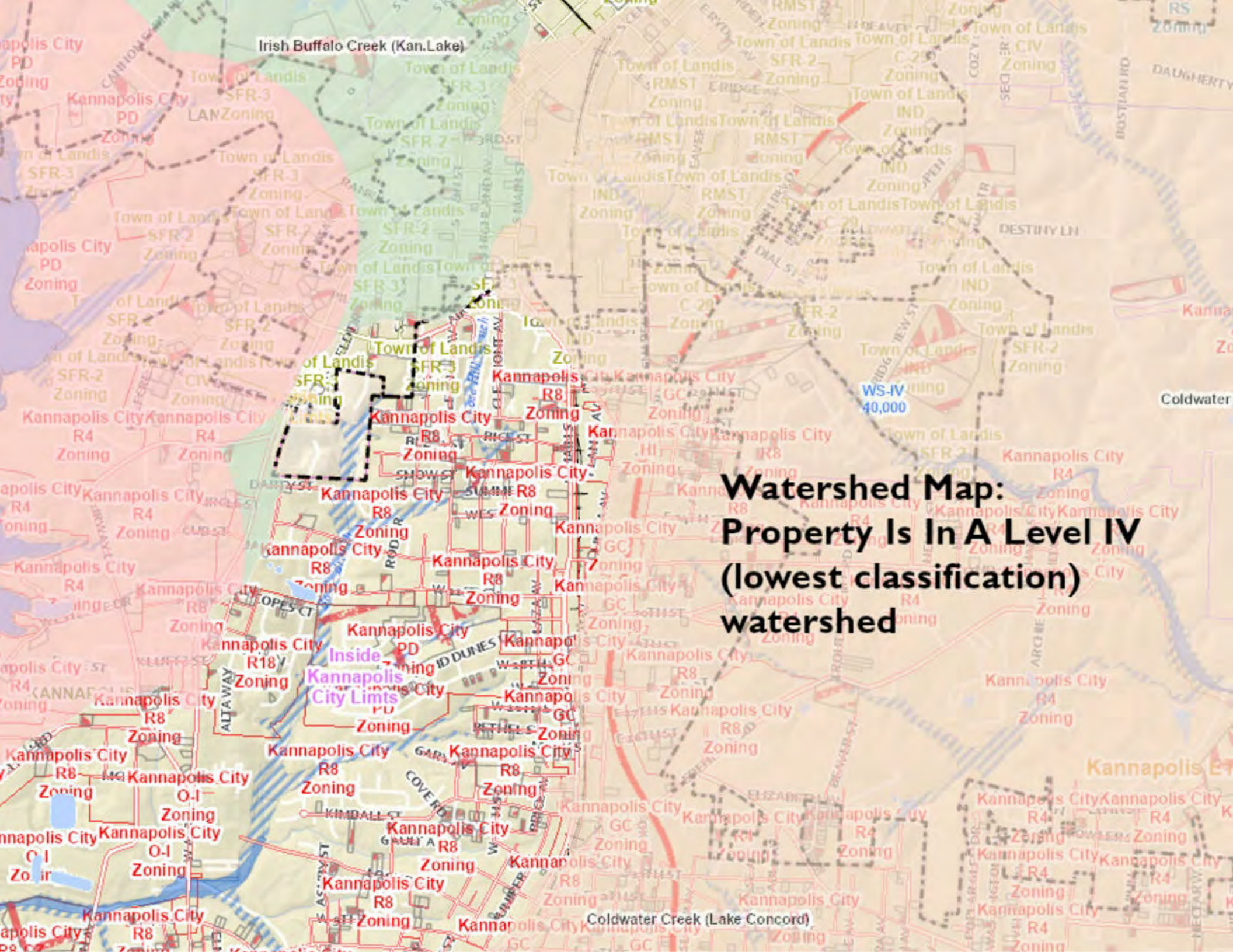




INVESTMENT HIGHLIGHTS

- 1.27 +/- acres of General Commercial (C-2) zoned land fronting US Hwy 29/Cannon Blvd. 19,000 average daily traffic volume per NC DOT.
- This parcel sits at the corner of 13th Street and Hwy 29(Cannon Blvd) and has a traffic signal in place.
- Ability to purchase adjoining 1.65 +/- acre parcel.





**Watershed Map:
Property Is In A Level IV
(lowest classification)
watershed**

**Inside
Kannapolis
City Limits**

Coldwater Creek (Lake Concord)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,223	32,136	57,655
2010 Population	6,645	35,462	63,822
2025 Population	7,374	41,104	75,884
2030 Population	7,404	43,980	80,438
2025-2030 Growth Rate	0.08 %	1.36 %	1.17 %
2025 Daytime Population	5,850	33,579	66,315

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	384	1,509	2,573
\$15000-24999	216	1,083	1,791
\$25000-34999	158	1,198	2,228
\$35000-49999	407	2,446	4,293
\$50000-74999	569	3,346	5,636
\$75000-99999	545	2,226	3,765
\$100000-149999	362	2,599	5,283
\$150000-199999	194	983	2,273
\$200000 or greater	72	851	2,213
Median HH Income	\$ 59,374	\$ 61,263	\$ 66,501
Average HH Income	\$ 72,992	\$ 80,532	\$ 89,443



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,602	13,030	22,907
2010 Total Households	2,580	13,800	24,817
2025 Total Households	2,906	16,243	30,056
2030 Total Households	2,956	17,548	32,184
2025 Average Household Size	2.54	2.52	2.51
2025 Owner Occupied Housing	1,758	10,093	19,431
2030 Owner Occupied Housing	1,864	11,130	20,990
2025 Renter Occupied Housing	1,148	6,150	10,625
2030 Renter Occupied Housing	1,092	6,418	11,194
2025 Vacant Housing	189	1,305	2,225
2025 Total Housing	3,095	17,548	32,281



ABOUT KANNAPOLIS

Kannapolis is a city in Cabarrus and Rowan counties in North Carolina, northwest of Concord and northeast of Charlotte, and is a suburb in the Charlotte metropolitan area. The city of Kannapolis was incorporated in 1984. The population was 53,114 at the 2020 census, which makes Kannapolis the 19th-most populous city in North Carolina.



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MORTICE COMMERCIAL REAL ESTATE ADVISOR FOR MORE DETAILS.

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