

Atlas Realty Group
presents

NOVANT HEALTH
KANNAPOLIS FAMILY PRACTICE

1035 Dale Earnhardt Blvd
Kannapolis, NC 28081
CABARRUS COUNTY

List Price
\$2,702,509

Cap Rate
6.5%

Year 1 NOI
\$175,663



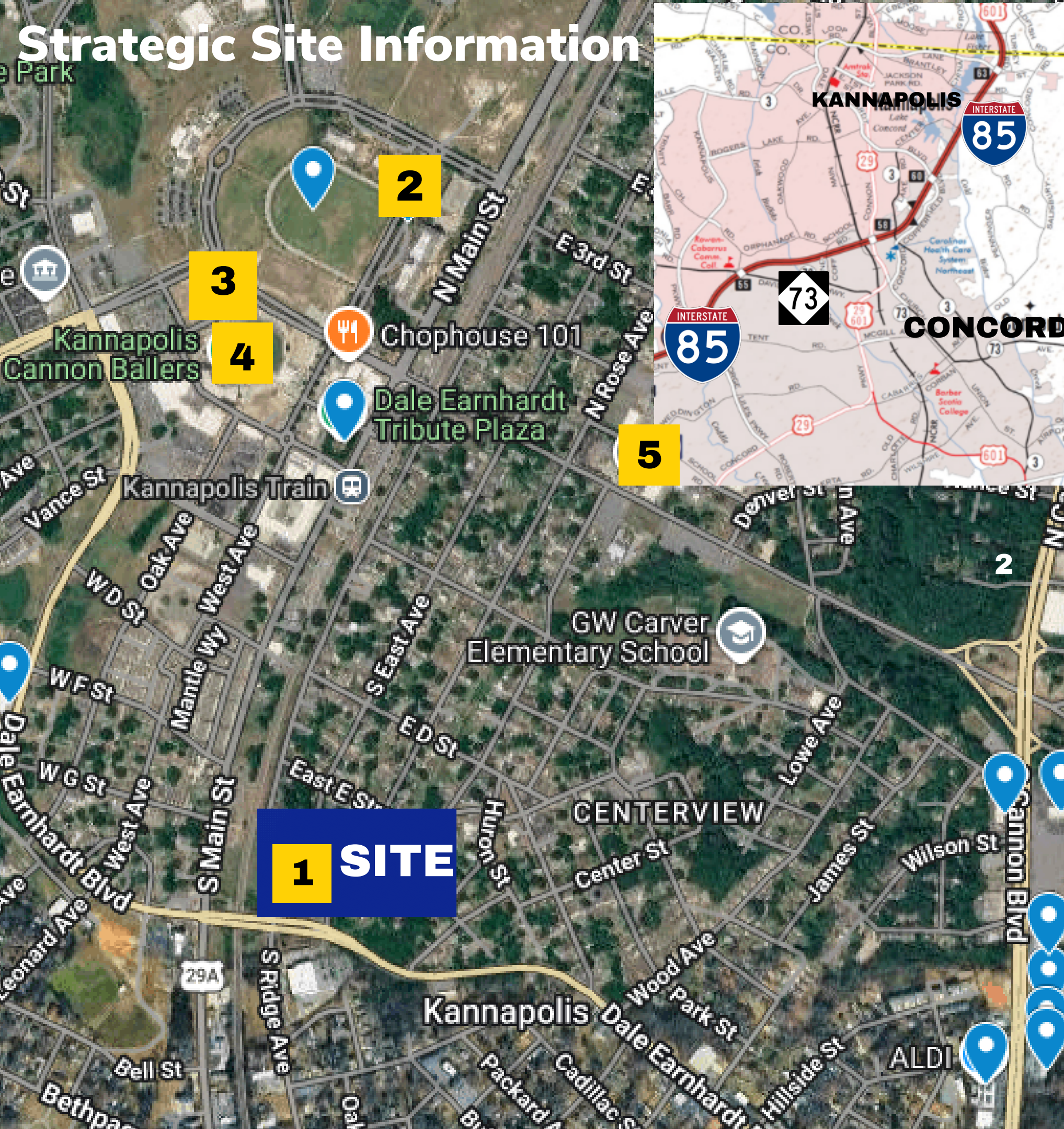
Charlotte MSA | NOVANT HEALTH | Credit Tenant
Aa3 Moody's- Investment Grade
Double Net Lease (NN)

Parcel Number	56136609140000
Building Size	6,190 SF
Lot Size	1.14 Acres
Floors	2
Highlight	New Roof under 5 Years New HVAC
Year Built	1998
Parking	Surface Lot
Occupancy	100%
Access	S Ridge Ave /Old Centergrove



Atlas Realty Group, LLC exclusively presents 1035 Dale Earnhardt Boulevard, a 6,190 sf, 100% occupied medical office building asset net leased to Novant Health Kannapolis Family Medicine. This well-located asset sits at the signalized corner of Dale Earnhardt Boulevard and Main Street in Kannapolis, North Carolina . Convenient I-85 access— just 26 miles north of Uptown Charlotte. The property combines an investment-grade health care system tenant, passive net lease income, contractual rent escalations, and favorable submarket growth dynamics.

Strategic Site Information



1 Kannapolis Family Medicine

This medical site is 1 mile to all that is important to Kannapolis- listed below. The corridors that get the community where they need to work and play intersects with Kannapolis Family Practice - Main Street, Dale Earnhardt and Cannon Blvd

2 North Carolina Research Campus

Research Campus is a 350-acre research center focuses research and development on safer, more nutritious crops, healthier food and precision nutrition. The Research Center has partnered with the David H Murdock Research Institute, private companies and 8 NC universities to expand the research

3 Atrium Health Ballpark

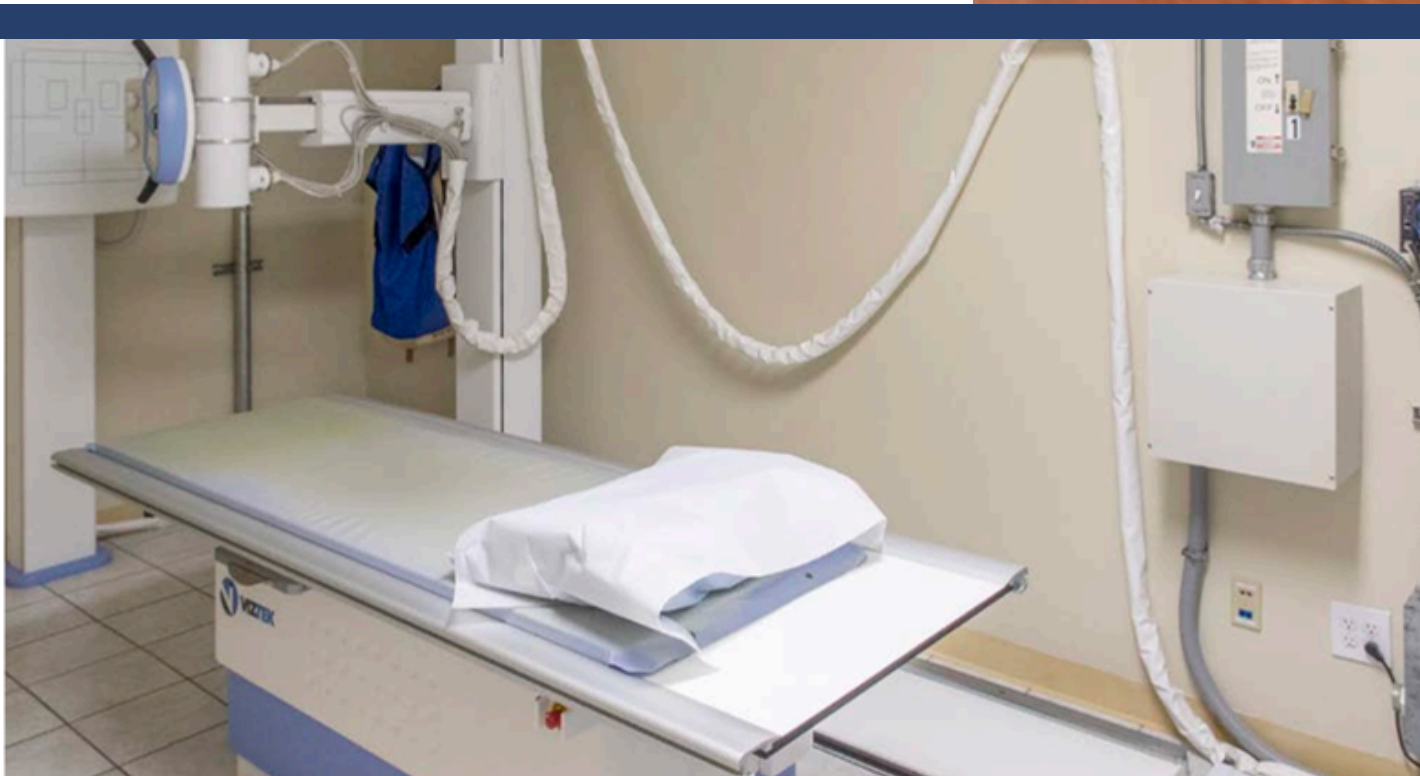
Atrium Health Ballpark is the home of the Kannapolis Cannon Ballers, a Low-A Minor League Baseball team that is part of the Chicago White Sox organization. This \$52 million dollar state of the art facility features seating for 4,390 fans, eight luxury suites, and a 5,600 square foot banquet space.

4 Kannapolis Cannon Ballers

- 5 Charlotte -26 miles via 85 Hwy 85 -4 miles from site
- 73 Davidson Hwy - 5.5 miles
- Concord- 6.8 miles from site

<p>MOODY'S RATING Aa3</p>	<p>INPATIENT CENTERS 19+</p>	<p>OUTPATIENT LOCATIONS 900+</p>
<p>TEAM MEMBERS 40,000+</p>	<p>ANNUAL REVENUE \$7B+</p>	<p>PHYSICIAN VISITS/YR 8.6M+</p>

The **NOVANT HEALTH -Kannapolis** location provides comprehensive primary and family care to patients of all ages, offering a full spectrum of services including: acute care, annual physicals, chronic disease management, immunizations, lab services, pediatric care, women's health, X-rays, ultrasound, spirometry, and preventive care. The inclusive services reinforces the location's essential role in the local healthcare



Services

- Acute care
- Annual physicals
- Biopsy and excision of skin lesions
- Chronic disease management
- Debridement of wounds
- Electrocardiograms (EKGs)
- Flu test
- Immunizations
- Incision and drainage
- Injections
- Lab services
- Newborn care
- Palliative care
- Pap smears
- Pediatric care
- Pelvic exams
- Pregnancy test
- Preventive care
- Rapid strep test
- School physical exam
- Skin tag removal
- Spirometry
- Sports physical exam
- Sexually transmitted infection testing
- Ultrasound
- Urinalysis
- Wart removal
- Women's Health

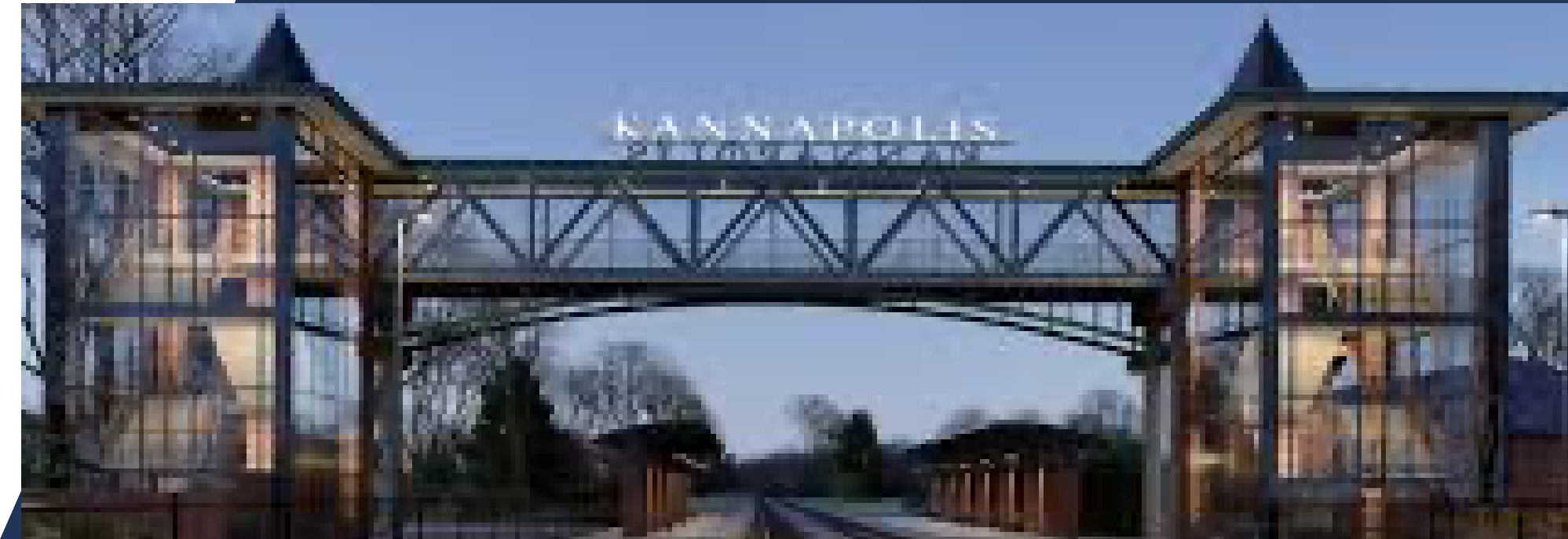
Tenant Overview - Novant Health

DEMOGRAPHIC



Population	1 mile	3 mile	5 mile
	9,385	51,041	84,360
Households	3,699	19,874	33,199
Avg HH Income	\$72,484	\$80,433	\$84,931
HH Income Growth Rate	1.73%	2.43%	2.31%





KANNAPOLIS

Downtown Revitalization

Kannapolis, North Carolina is the fifth largest city/town in the Charlotte MSA, situated 26 miles north of Uptown Charlotte along Interstate 85. The **Kannapolis Family Practice** is located within immediate proximity to downtown Kannapolis, which has undergone a dramatic transformation through a sustained public-private revitalization initiative \$400 Million Dollars. Main Street, just steps from this medical site, features a mix of retail, government offices, schools, and destination entertainment- — all within 1 miles.

**\$130 Million
Infrastructure
Investments**

**\$400 Million
Public/Private
Development**



**KANNAPOLIS IS A
HUB OF ECONOMIC
MOMENTUM.**



5TH FASTEST GROWING COUNTY
IN NORTH CAROLINA



20TH LARGEST CITY
IN NORTH CAROLINA



**TOP
500** FASTEST GROWING
CITY NATIONWIDE



15 DOWNTOWN
REVITALIZATION AWARDS



NORTH CAROLINA RESEARCH CAMPUS

The North Carolina Research Campus is a 350-acre research center that focuses research and development on safer, more nutritious crops, healthier food and precision nutrition. The Research Center has partnered with the David H Murdock Research Institute, private companies and 8 universities to expand the research on nutrition and food. The universities include Duke University, Appalachian State University, North Carolina Central University, North Carolina Agricultural and Technical State University, North Carolina State University, University of North Carolina at Chapel Hill, University of North Carolina at Charlotte, and the University of North Carolina at Greensboro. More than just a center for research, the North Carolina Research Campus has created over 1,000 jobs and is seen as playing a major role within the revitalization of downtown Kannapolis.

**Academic
Powerhouse
over 100
Scientist**

**\$270
Million
in state
funding**

**Economic
Driver
over 1000
JOBS**

5th Fastest Growing County in NC





CONTACT US

*We look forward to working
with you*



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