

2090 US Highway 29 S

2090 US Highway 29 S, China Grove NC 28023

FOR LEASE



ARDOR COMMERCIAL
ADVISORS, LLC

HIGHLIGHTS

- Prime visibility location along US Highway 29 in the growing Landis / China Grove corridor
- Anchored by Atrium Health Cabarrus Family Medicine, creating strong medical synergy
- High traffic counts with 15,000+ vehicles per day
- Directly in front of The Oaks of Landis (200-home subdivision) providing built-in customer base
- Excellent access and frontage on US Hwy 29
- Strong growth corridor with favorable demographics and consistent traffic drivers

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,314	22,411	59,068

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$78,675	\$78,873	\$83,122

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,362	8,986	23,461

Space	Floor	Size	Lease Rate	Lease Type	Notes
AVAILABLE	1	2,373 SF	\$22.00 PSF (Yearly)	NNN	\$10.65 TICAM. TIA Available
Atrium Health Primary Care Cabarrus Family Medicine	1	5,727 SF			

PROPERTY FEATURES

CURRENT OCCUPANCY	70.70%
TOTAL TENANTS	2
BUILDING SF	8,100
GLA (SF)	8,100
LAND ACRES	5.04
YEAR BUILT	2012
ZONING TYPE	US 29 Commercial (C-29)
BUILDING CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	54
PARKING RATIO	6.67/1,000
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MECHANICAL

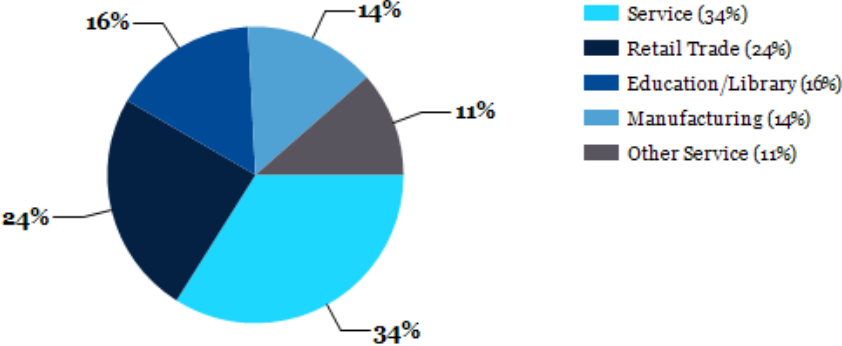
HVAC	N/A
FIRE SPRINKLERS	N/A
ELECTRICAL / POWER	N/A
LIGHTING	N/A

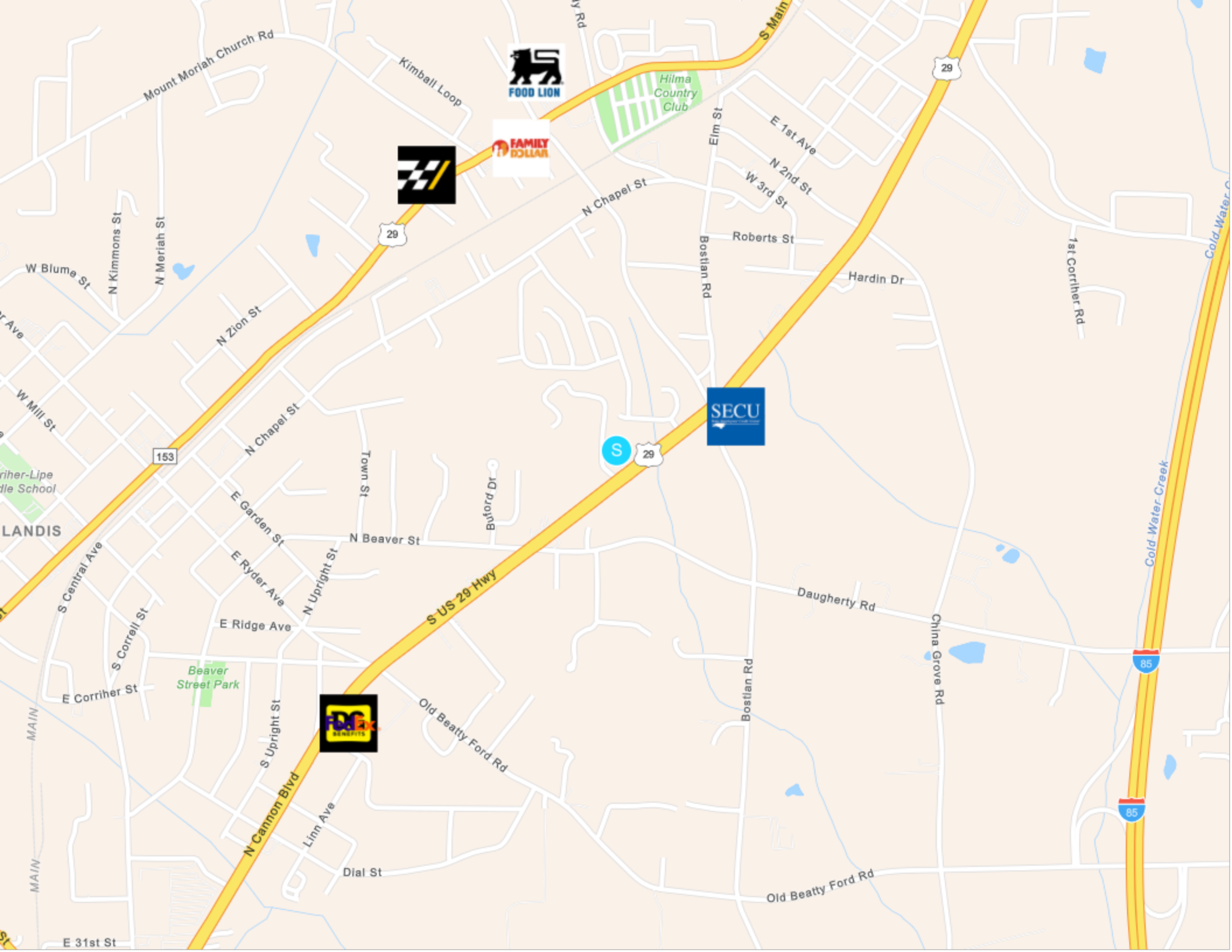
TENANT INFORMATION

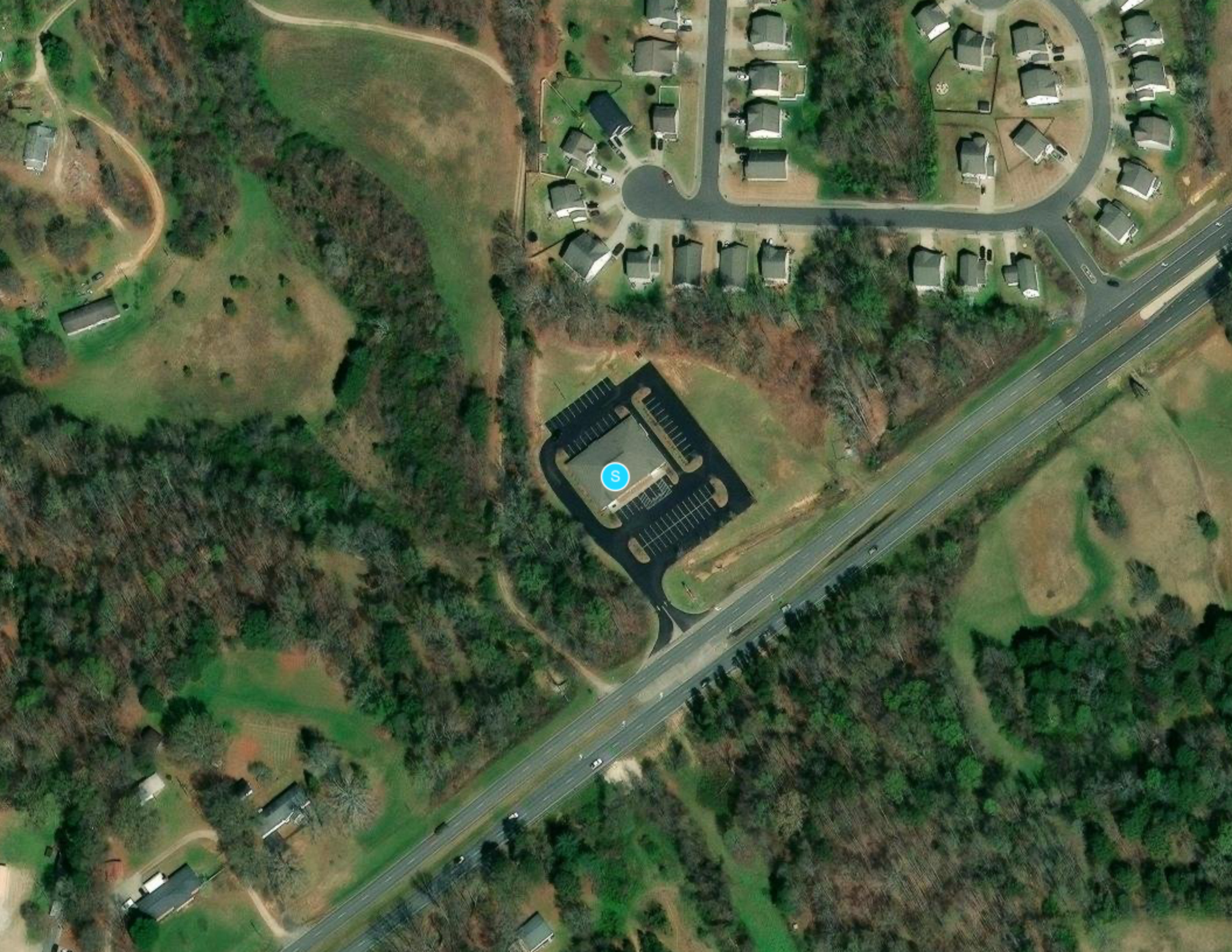
MAJOR TENANT/S	Atrium Cabarrus Family Medicine
LEASE TYPE	NNN

- The property is located on US Highway 29, a major thoroughfare that runs north to south through China Grove, providing high visibility and easy access for potential customers.
- Nearby businesses include Walmart Supercenter, Dollar Tree, and McDonald's, attracting a steady flow of traffic to the area.
- China Grove is a growing town in Rowan County, known for its small-town charm and community events such as the Farmers Day festival and Christmas parade.
- The property is situated within close proximity to residential neighborhoods, offering a local customer base for businesses looking to establish a presence in the area.
- China Grove is located approximately 40 minutes from Charlotte, providing access to a larger metropolitan area for additional business opportunities and customer reach.

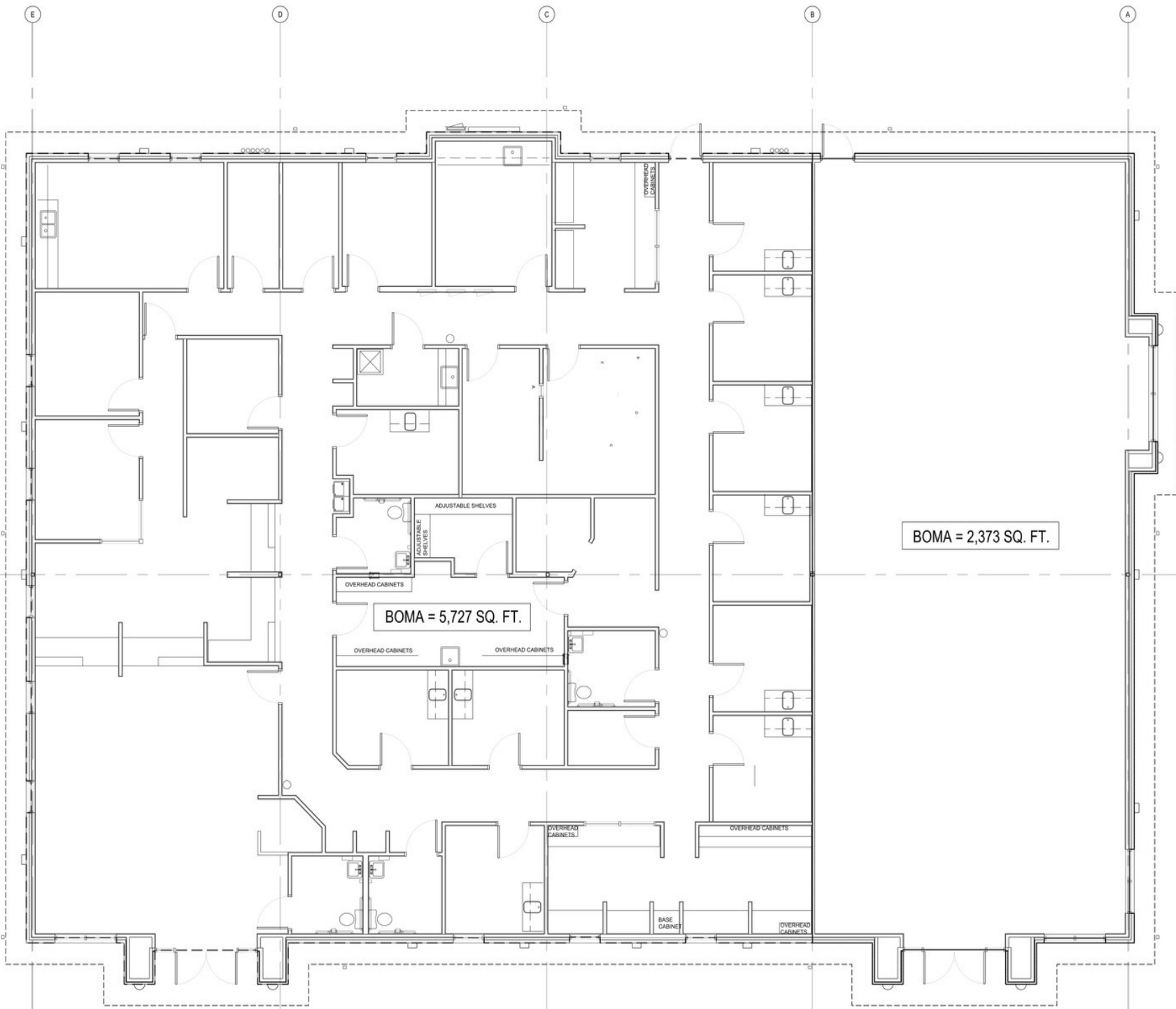
Major Industries by Employee Count







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BOMA = 5,727 SQ. FT.

BOMA = 2,373 SQ. FT.

OVERHEAD CABINETS

ADJUSTABLE SHELVES

OVERHEAD CABINETS

OVERHEAD CABINETS

OVERHEAD CABINETS

BASE CABINET

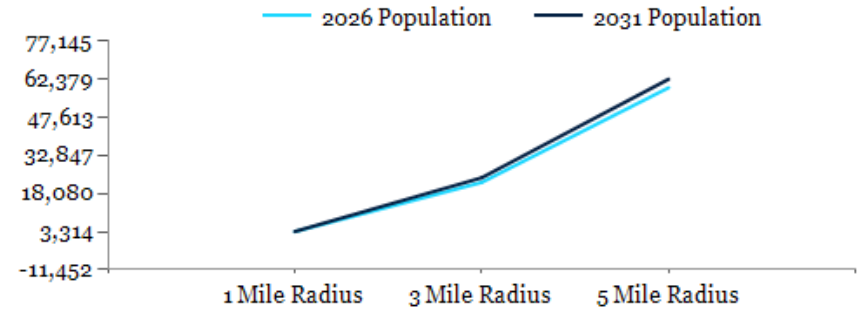
OVERHEAD CABINETS

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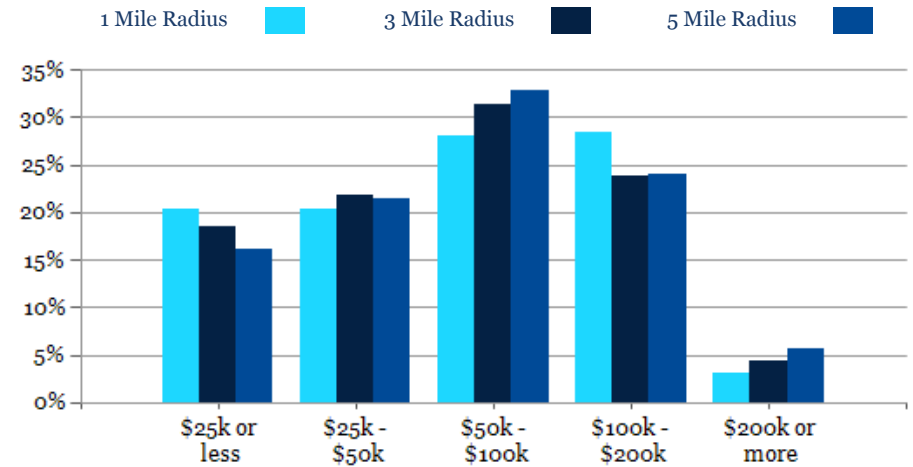
OVERHEAD CABINET

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,751	19,025	48,936
2010 Population	2,858	19,960	53,409
2026 Population	3,314	22,411	59,068
2031 Population	3,390	24,215	62,379
2026 African American	394	2,695	9,537
2026 American Indian	16	142	395
2026 Asian	42	223	726
2026 Hispanic	408	4,193	9,980
2026 Other Race	193	2,165	5,680
2026 White	2,391	14,845	37,448
2026 Multiracial	277	2,320	5,236
2026-2031: Population: Growth Rate	2.25%	7.80%	5.50%

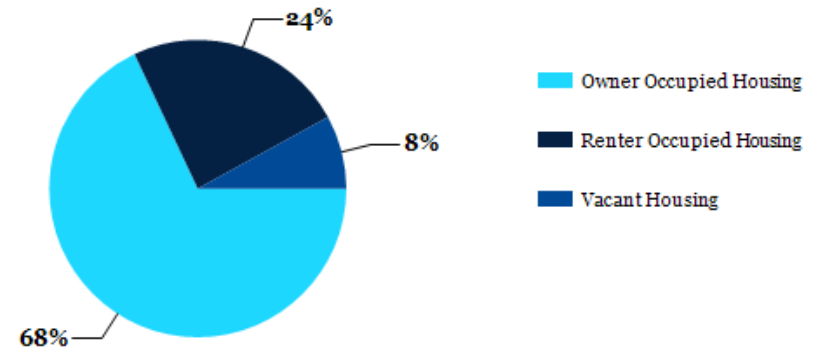
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	195	1,023	2,179
\$15,000-\$24,999	81	634	1,611
\$25,000-\$34,999	91	780	1,824
\$35,000-\$49,999	185	1,188	3,211
\$50,000-\$74,999	179	1,511	4,694
\$75,000-\$99,999	202	1,312	2,999
\$100,000-\$149,999	306	1,646	4,114
\$150,000-\$199,999	82	497	1,518
\$200,000 or greater	41	396	1,312
Median HH Income	\$68,276	\$63,468	\$63,569
Average HH Income	\$78,675	\$78,873	\$83,122



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

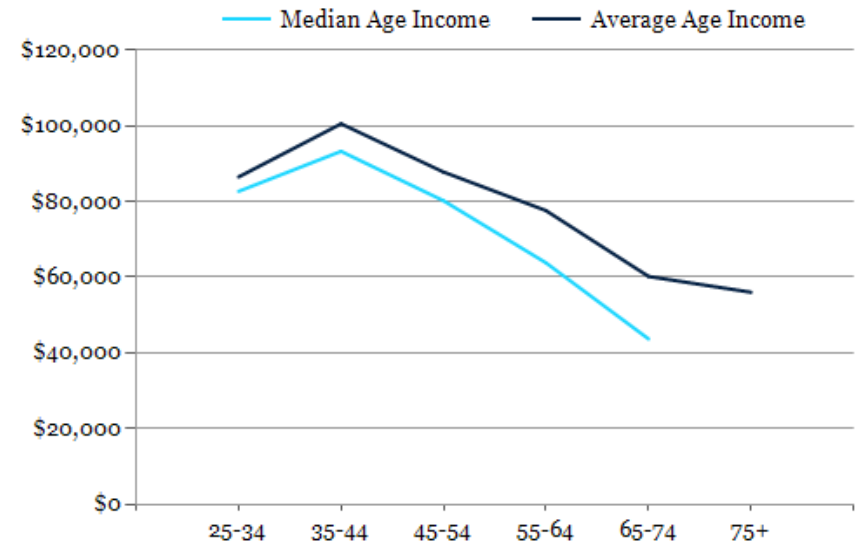
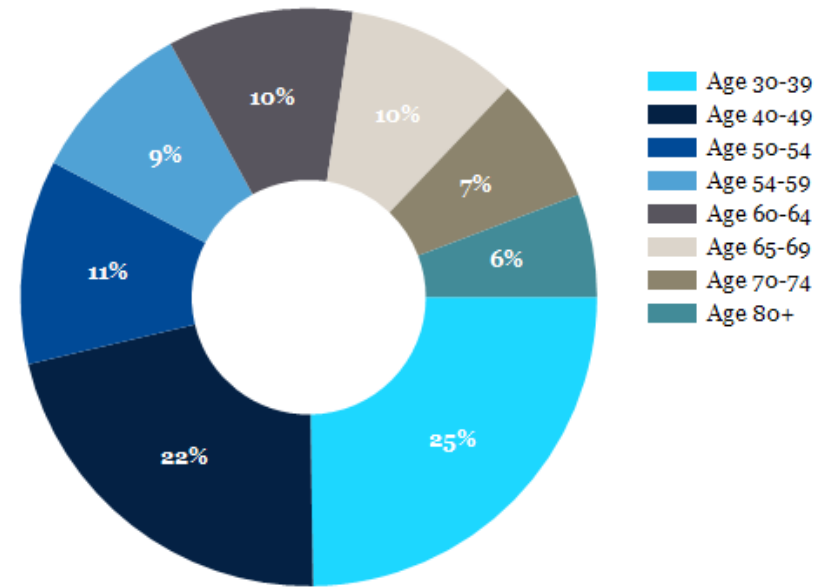


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	255	1,654	4,192
2026 Population Age 35-39	247	1,575	4,038
2026 Population Age 40-44	238	1,447	3,747
2026 Population Age 45-49	198	1,357	3,636
2026 Population Age 50-54	232	1,452	3,869
2026 Population Age 55-59	189	1,376	3,828
2026 Population Age 60-64	211	1,433	3,858
2026 Population Age 65-69	196	1,299	3,462
2026 Population Age 70-74	144	982	2,519
2026 Population Age 75-79	117	823	2,140
2026 Population Age 80-84	55	473	1,288
2026 Population Age 85+	58	367	972
2026 Population Age 18+	2,582	17,321	45,980
2026 Median Age	40	39	40
2031 Median Age	41	41	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,676	\$72,107	\$70,004
Average Household Income 25-34	\$86,478	\$80,964	\$85,528
Median Household Income 35-44	\$93,262	\$83,555	\$80,310
Average Household Income 35-44	\$100,532	\$99,792	\$99,989
Median Household Income 45-54	\$80,204	\$75,965	\$76,800
Average Household Income 45-54	\$87,782	\$88,584	\$94,581
Median Household Income 55-64	\$63,774	\$66,694	\$67,817
Average Household Income 55-64	\$77,589	\$81,893	\$88,066
Median Household Income 65-74	\$43,674	\$49,179	\$52,534
Average Household Income 65-74	\$60,193	\$66,260	\$71,011
Average Household Income 75+	\$56,008	\$54,020	\$57,979

Population By Age



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