

MATTHEWS™



RETAIL INVESTMENT OPPORTUNITY

1110 S Cannon Blvd | Kannapolis, NC 28083 (Charlotte MSA)

**For Sale
& For Lease**

Offering Memorandum

EXCLUSIVELY LISTED BY



Point Of Contact

Michael Wolsiefer

Senior Associate

(754) 778-8299

michael.wolsiefer@matthews.com

License No. 415376 (GA)



Connor Knauer

VP & Associate Director

(404) 400-2794

connor.knauer@matthews.com

License No. 413436 (GA)



Dylan Schroeder

Associate

(954) 357-0614

dylan.schroeder@matthews.com

License No. SL3579995 (FL)

Kyle Matthews

Broker of Record

License No. C38369 (NC)

MATTHEWS™





Table of Contents

- 05 Property Overview
- 06 Financial Overview
- 09 Market Overview



WELLS FARGO



SOUTH 29 GRILL



Dale Earnhard Blvd ± 18,000 VPD



3

Mr. Burrito Mexican Grill
Restaurant



S Cannon Blvd ± 25,000 VPD

29

Subject Property



PROPERTY OVERVIEW

Value-Add Opportunity With Existing Drive-Thru

- Recently constructed in 2021 with modern design and building systems, the property features existing drive-thru infrastructure that provides immediate upside for QSR, coffee, or service-oriented users while minimizing near-term capital expenditures, redevelopment costs, and time to occupancy.

High-Growth Kannapolis Market, Charlotte MSA

- Located in a rapidly growing Cabarrus County submarket, approximately 25 miles northeast of Uptown Charlotte, benefiting from regional population and employment growth.

Prime Visibility Within An Established Commercial Corridor

- Situated along South Cannon Boulevard (25,000 VPD) with strong traffic exposure, prominent frontage, and convenient ingress and egress, the property is positioned within a proven retail and service corridor supported by surrounding national and regional tenants such as; Taco Bell, Bojangles, Wendy's, Walgreens, Truist, & O'Reilly Auto Parts
- The site has access from both South Cannon Blvd (25,000 VPD) and Dale Earnhardt Blvd (18,000 VPD)

Flexible Investment Or Owner-User Exit

- Offered for sale or lease, providing optionality for investors seeking repositioning upside or owner-users targeting a newer asset in a growing Charlotte-area market.

Strong Demographics

- Strategically positioned in a densely populated trade area with over 92,000 residents within a 5-mile radius, an average household income of \$75,000 and strong projected population growth over the next 3 years



FINANCIAL SUMMARY

\$1,450,000

List Price

Contact Broker

Lease Rate

Property Details

Lease Rate

Contact Broker for More Information

GLA

±1,920 SF

Lot Size

±0.81 AC

Year Built

2021

Parking Spaces

17



PROPERTY PHOTOS

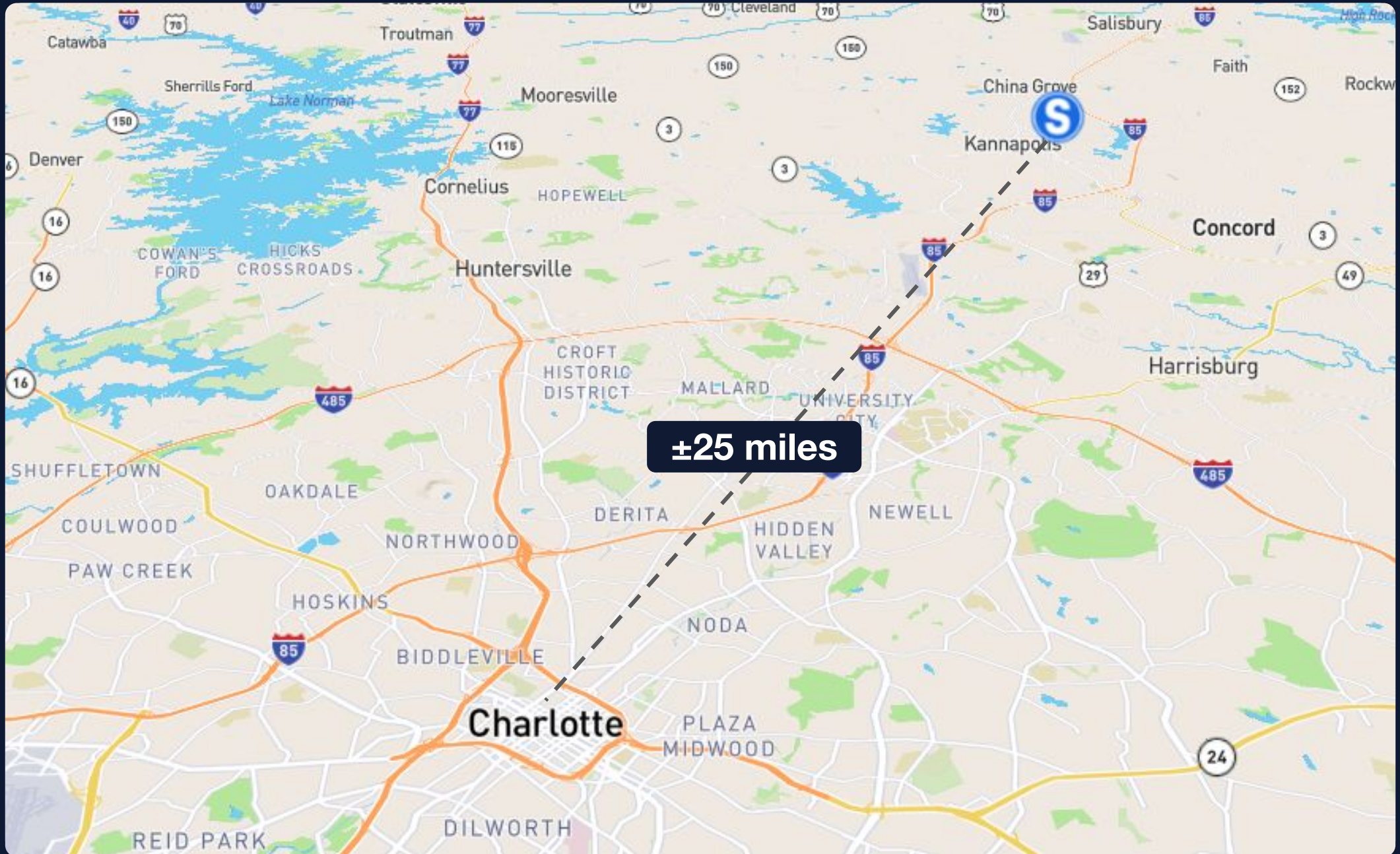


INTERIOR PHOTOS



MARKET OVERVIEW

Retail Investment Opportunity
1110 S Cannon Blvd Kannapolis, NC 28083



KANNAPOLIS, NC

Market Demographics



92,834
Total Population

\$75,000
Average HH Income

36,483
of Households

65.4%
Homeownership Rate

65.6%
Employed Population

28.1%
% Bachelor's Degree

37
Median Age

\$250,000
Median Property Value

Local Market Overview

Kannapolis is a mid sized and rapidly evolving city within the Charlotte Metropolitan Statistical Area, benefiting from strong regional growth driven by Charlotte's expanding economy and continued suburban migration. As of the 2023 Census, the city's population exceeded 90,000 and has continued to grow, reflecting sustained residential demand throughout the greater Charlotte corridor.

The local economy supports a broad and stable workforce, with a median household income near \$70,000, a homeownership rate above 65%, and median property values in the mid \$200,000s, providing relative affordability compared to larger metropolitan markets.

Educational attainment includes approximately 20 percent of adults holding a bachelor's degree or higher, and the city's strategic location between Charlotte and Concord supports a diverse employment base spanning manufacturing, healthcare, research, and service industries, anchored in part by the North Carolina Research Campus.

CHARLOTTE, NC | MSA



Charlotte, Nc

Charlotte is the county seat and the largest city in Mecklenburg County, North Carolina. With a population of over 879,000 people, Charlotte is the largest city in North Carolina and the 16th largest city in the United States. It is also the third-largest Banking Center in the country. It is home to several headquarters of prosperous companies such as Bank of America and Truist Financial. Charlotte is known for being a world-class city through a variety of art, science, and historical attractions, all while retaining its small-town charm.

Referred to as the Queen City, Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame, and the U.S. National Whitewater Center. The quality of life enjoyed by residents of Metropolitan Charlotte is an important factor in the tremendous growth of the city and surrounding rural acreage. An undisputed hub for entertainment and culture, the city draws regional audiences to performances and events at the North Carolina Blumenthal Performing Arts Center and other venues.

Charlotte is the largest city in the state of North Carolina and the 17th-largest city in the United States.

Charlotte's population was around 900,000, making it the most populous city in North Carolina.

In Old Town Scottsdale **56% of residents have an associate degree or higher**

The city's population is known for its diversity, with a mix of different ethnicities and cultures contributing to its vibrant community.

Charlotte is a major financial hub, often referred to as the "Wall Street of the South"

Business

North Carolina boasts a diverse and thriving business landscape. Its economy encompasses technology, finance, healthcare, manufacturing, and agriculture. Research Triangle Park anchors the state's tech industry, fostering innovation and research collaboration among universities and corporations. The financial sector flourishes in cities like Charlotte, a national banking center. Biotechnology and healthcare are significant, with world-class medical facilities and research institutions. Manufacturing remains pivotal, encompassing industries like furniture, textiles, and automotive. Agriculture ranges from tobacco to poultry. Overall, North Carolina's business ecosystem reflects a balanced blend of traditional industries and modern innovation, contributing to its economic resilience and growth.

The city hosts the headquarters of several prominent financial institutions, including Bank of America and Wells Fargo.

Other industries, such as energy, technology, and healthcare, also contribute significantly to Charlotte's economy.

The NASCAR Hall of Fame, located in Uptown Charlotte, celebrates the history and achievements of NASCAR and its drivers, reflecting the city's connection to motorsports.

Uptown Charlotte, the city's central business district, offers a mix of cultural attractions, dining, and entertainment options.

Freedom Park, covering 98 acres, is a popular outdoor destination with walking trails, sports fields, a lake, and various events throughout the year.

MATTHEWS™

EXCLUSIVELY LISTED BY



Point Of Contact

Michael Wolsiefer

Senior Associate

(754)-778-8299

michael.wolsiefer@matthews.com

License No. 415376 (GA)



Connor Knauer

VP & Associate Director

(404) 400-2794

connor.knauer@matthews.com

License No. 413436 (GA)



Dylan Schroeder

Associate

(954) 357-0614

dylan.schroeder@matthews.com

License No. SL3579995 (FL)

Kyle Matthews | Broker of Record | License No. C38369 (NC)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1110 S Cannon Blvd, Kannapolis, NC, 28083** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.