

RETAIL/OFFICE



FOR LEASE
NOW AVAILABLE

6001 Gateway Center Dr. Suite 101
Kannapolis, NC 28027

1200 to 2,425 SF retail/office building with great visibility on Hwy. 73 (Davidson Hwy). Close proximity to Afton Village, restaurants, International Business Park, YMCA, retail, and more. Great for Office or Retail user with great road access.

- ✓ RATE: \$16 SF GROSS / \$3,233 MONTH
- ✓ 27,000 CPD TRAFFIC COUNTS
- ✓ UNIQUE OUTDOOR PATIO INCLUDED
- ✓ ILLUMINATED BOX SIGN
- ✓ CD COMMERCIAL ZONING
- ✓ AMPLE PARKING SPACES

**All information needs to be independently verified.*

Afton Ridge Development

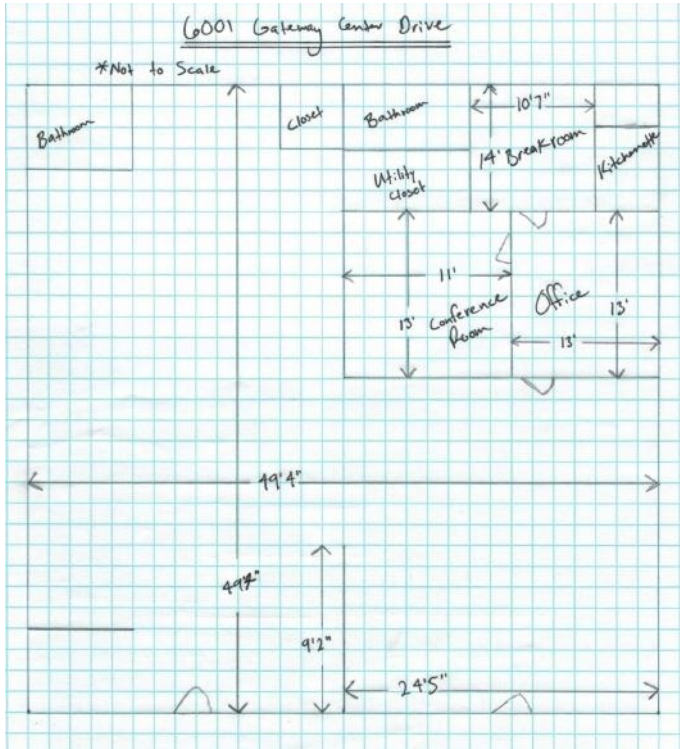
25,000 CPD on Kannapolis Pkwy.

27,000 CPD on Davidson Hwy.

Property
for Lease



FLOOR PLAN



MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	655	25,577	90,302
Med. HH Income	\$80,218	\$78,889	\$65,798
Pop. Growth ('18-'23)	1.06%	1.13%	1.28%

*Source 2019 Esri Business Analyst



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