

CLOVERLEAF PLAZA



AVAILABLE

RETAIL FOR LEASE

3001 South Cannon Blvd. | Kannapolis, NC 28083

This shopping center is located off the heavily traveled South Cannon Blvd. corridor in Kannapolis, NC. The site is directly adjacent to The Home Depot and Rug & Home, and just off of I-85. Tenants Include: Harbor Freight Tools, Dollar General, Roses, Cato, It's Fashion Metro, Rugged Wearhouse, and Mighty Dollar.

- ✓ 219,00 SF SHOPPING CENTER
- ✓ 700+ PARKING SPACES
- ✓ COMMERCIAL ZONING
- ✓ ON SITE WAREHOUSE SPACE



TENANT INFORMATION

UNIT #	SQ. FT.	TENANT
1	15,000	HARBOR FREIGHT TOOLS
2	15,000	AVAILABLE
3	6,000	LEBO'S
4	1,868	GREAT CLIPS
5	4,490	CICI'S PIZZA
6	6,500	CATO/CATO PLUS
7	10,500	AVAILABLE
8	13,800	IT'S FASHION METRO
9	6,235	SHOE SHOW
10	6,730	AVAILABLE
11	17,400	RUGGED WAREHOUSE
12	23,800	MIGHTY DOLLAR
13	5,000	Leased
14	780	MC PIZZA
15	3,058	AVAILABLE
16	1,320	DREAM TOBACCO
17	4,025	SCOTT'S COLLECTIBLES
18	2,000	SINGER SEWING AND VACUUM
19	2,880	AVAILABLE
20	2,000	CAROLINA UNIFORMS
21	8,410	DOLLAR GENERAL
22	34,800	ROSE'S
23	1,200	NAIL CENTRAL
24	1,100	Leased
25	885	ANN'S ALTERATIONS
26	893	BOSTON'S FINEST BARBER LOUNGE
27	2,175	NC COUNCIL BSA
28	3,400	CONNIE'S BEAUTY
29	2,425	HAVANA CAROLINA
30	15,000	Leased



LEGEND

- AVAILABLE
- OCCUPIED



MARKET DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
<i>Population</i>	4,707	45,068	93,034
<i>Daytime Population</i>	21,332	59,918	108,993
<i>Average HH Income</i>	\$54,141	\$58,107	\$60,819



TRAFFIC COUNTS

South Cannon Boulevard: 27,000 CPD*
 Interstate 85: 77,000 CPD*

*Source: NCDOT 2016



new branch

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