



+/- 3.45 ACRES LAND

FOR SALE
NOW AVAILABLE

1125 Grove St. | Kannapolis, NC 28083

Quality land opportunity in Kannapolis, NC just off I-85 at Exit 60. The property is suitable for Multi-family, office, or retail development. The property has been graded and cleared.

Parcel Numbers Include:

- 56223656290000
- 56223518080000
- 56223517830000

- ✓ \$448,500 SALES PRICE
- ✓ ZONED OFFICE/INSTITUTIONAL
- ✓ +/- 16,000 CPD
- ✓ ON SITE WATER & SEWER
- ✓ ADDITIONAL ACREAGE AVAILABLE

**All information needs to be independently verified.*



MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<i>Population</i>	3,892	43,766	73,894
<i>Median HH Income</i>	\$32,431	\$47,530	\$51,720
<i>Pop. Growth ('18-'23)</i>	9.5%	9.6%	9.6%



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