

1501 & 1503 South Main Street

Blocks from Bio-Tech Research Campus
Zoned C-2 Commercial
800 to 9800 sq ft available for lease



FOR SALE or LEASE

Retail, Business or Office Space

Location, location, location... Within the immediate area of the NC Research Campus and with over 400' of frontage on South Main Street, this property is ideally located for retail and business users. High traffic volumes, great exposure and visibility and ample parking give your business the advantage of drawing customers to your shop. This property has been totally renovated inside and out and will be up-fitted to meet your needs. Lease anywhere from 800 sq ft to 2400 sq ft or purchase this property for a cash flow investment.




Building Size: Approx. 9800 sq ft
Zoning: C-2 Commercial
Listing Price: \$1,100,000 **Reduced to \$699,000**
Leasing Price: \$12/sq ft Mod Gross
Best Use: Commercial Retail, Business or Office
County: Cabarrus
City: Kannapolis
Utilities: Water, Sewer, Electric, Gas, Phone and
Cable Onsite
Directions: Hwy 29A or S. Main Street
Between I-85 and Downtown Kannapolis, just
south of Universal Street.

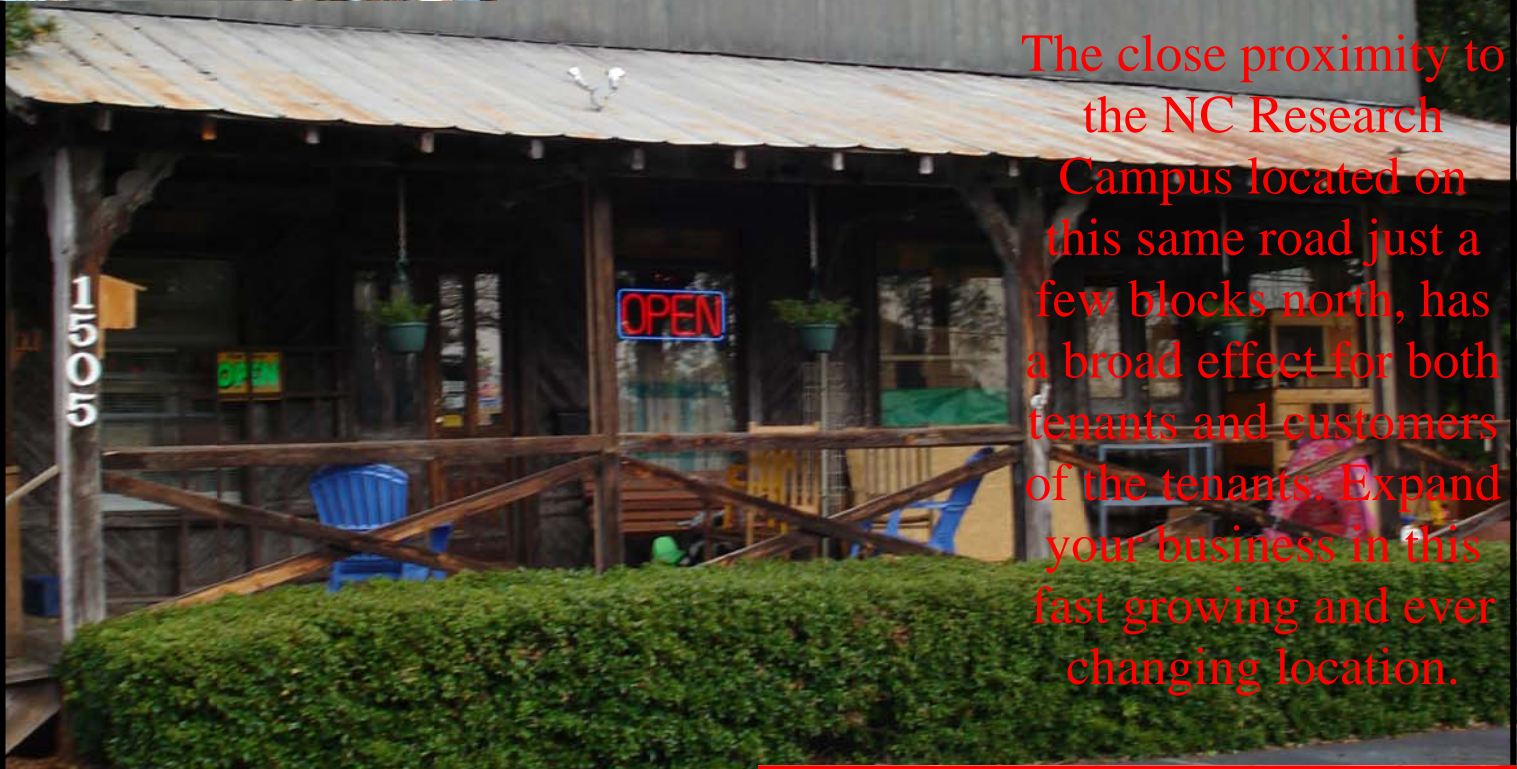
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Contact: **Ed McAfee**
Vice President and Broker
Member Charlotte Region
Commercial Board of Realtors





Great retail or office space with high traffic volume and great visibility. This site is prime for many uses including retail, construction material supplier, church, educational, business office, light warehouse, staffing office, call center, florist, paint store, decorator / home interior retail center and many other approved uses.



The close proximity to the NC Research Campus located on this same road just a few blocks north, has a broad effect for both tenants and customers of the tenants. Expand your business in this fast growing and ever changing location.

Ample parking and easy egress in and out of the parking lot make shopping and doing business easy and convenient to your clients and customers. Our tenants use cross marketing techniques to share customers with other tenants.



Demographics

<u>Boundary</u>	Population 2000	Population 2005	% Change
Cabarrus	131,063	150,244	14.64
Concord	55,977	61,092	9.14
Harrisburg	4,493	5,145	14.51
Kannapolis*	27,890	30,088	7.12
Midland	2,480	2,834	13.18
Mt Pleasant	1,259	1,429	13.5

Migration over 1 year 2005

Total population	145,729
Same house	121,627
Same county, Different house	13,889
Different county in NC	3,263
Different state	6,312
Different country	638

Households 2006

Median income	\$49,562
Median home value	\$145,300
Home ownership rate	69.80%
Average household size	2.57

Education 2006 (25 years plus)

College degree(s)	32.10%
High school diploma	52.40%
No diploma	15.50%

Age 2006

0 to 4	7.43%
5 to 14	14.37%
15 to 24	13.11%
25 to 44	29.70%
45 to 64	24.76%
65 plus	10.63%

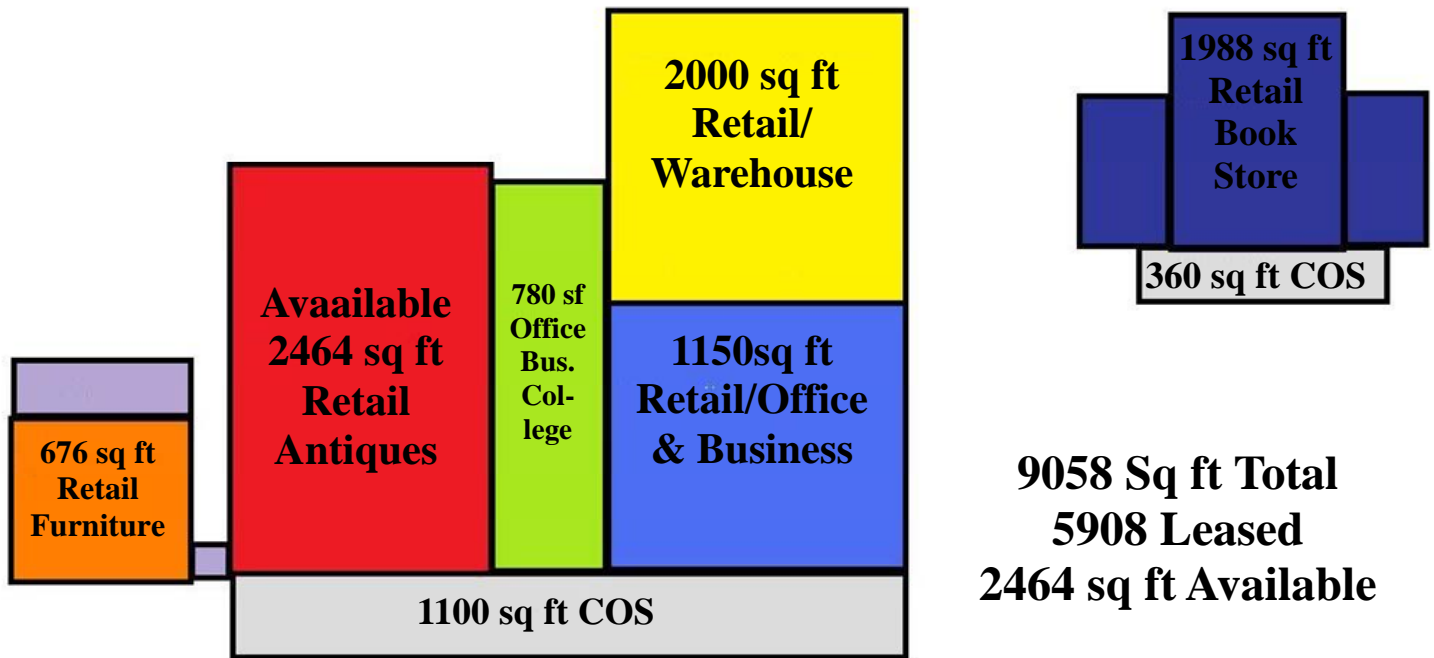
Gender 2006

Male	49.30%
Female	50.70%

Race 2006

Native	0.15%
Other	0.72%
Asian	1.53%
Hispanic	8.13%
African American	14.45%
White	75.02%

Current Leasing



Located a few blocks from the Bio-tech Research Campus on the same Main Street thoroughfare and just south of the future road extension to Kannapolis Parkway. This retail center is situated to accommodate large numbers of visitors and as many as 5,000 new employees of the Bio-tech Campus. NCDOT estimates more than 12,000 cars per day (average) at this site.

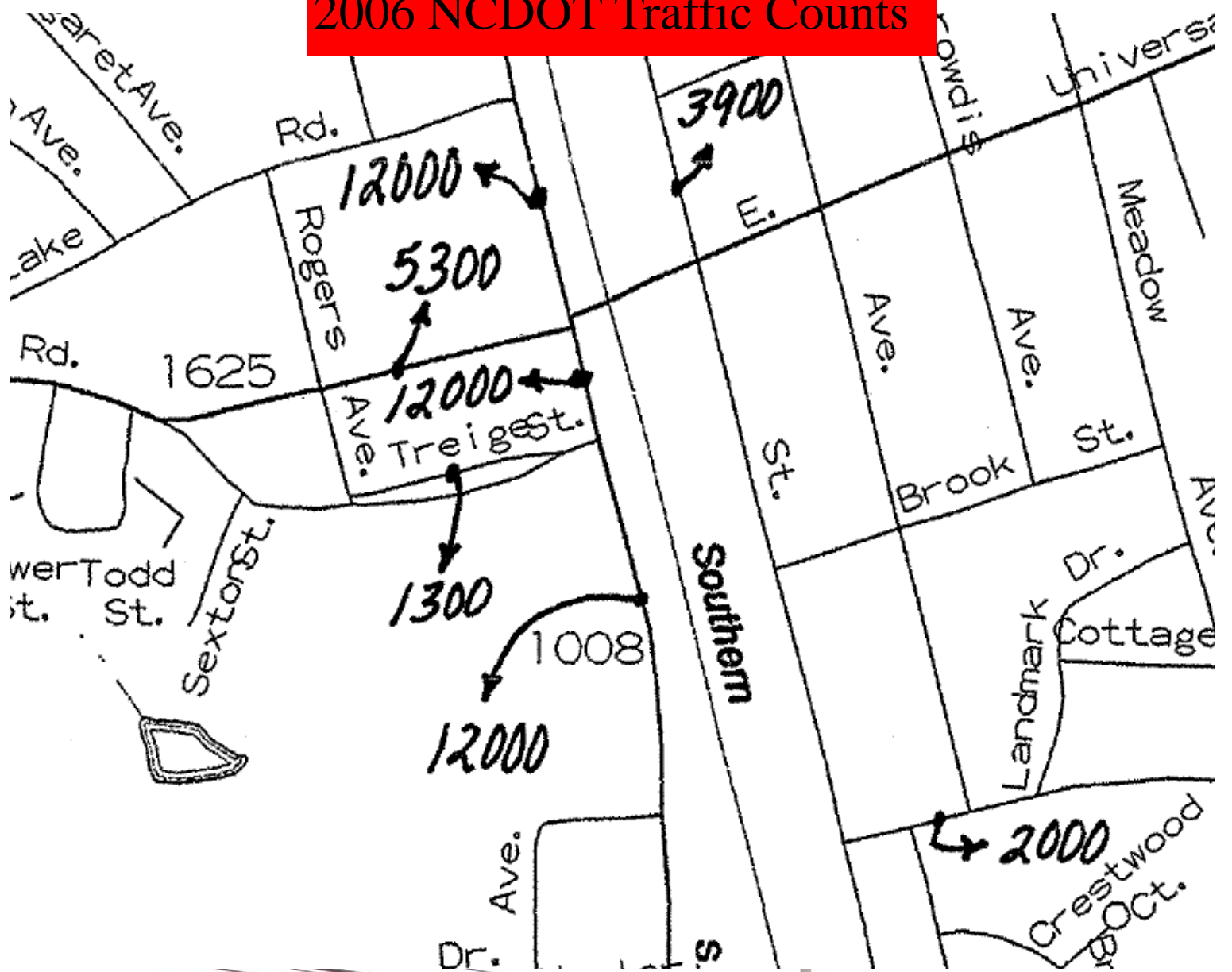
All leases are three year terms starting 12/08, have annual escalations of 3%. Gross annual income is \$62,700 annual expenses \$6,297 NOI \$56,403 and CAP rate 8.06%.

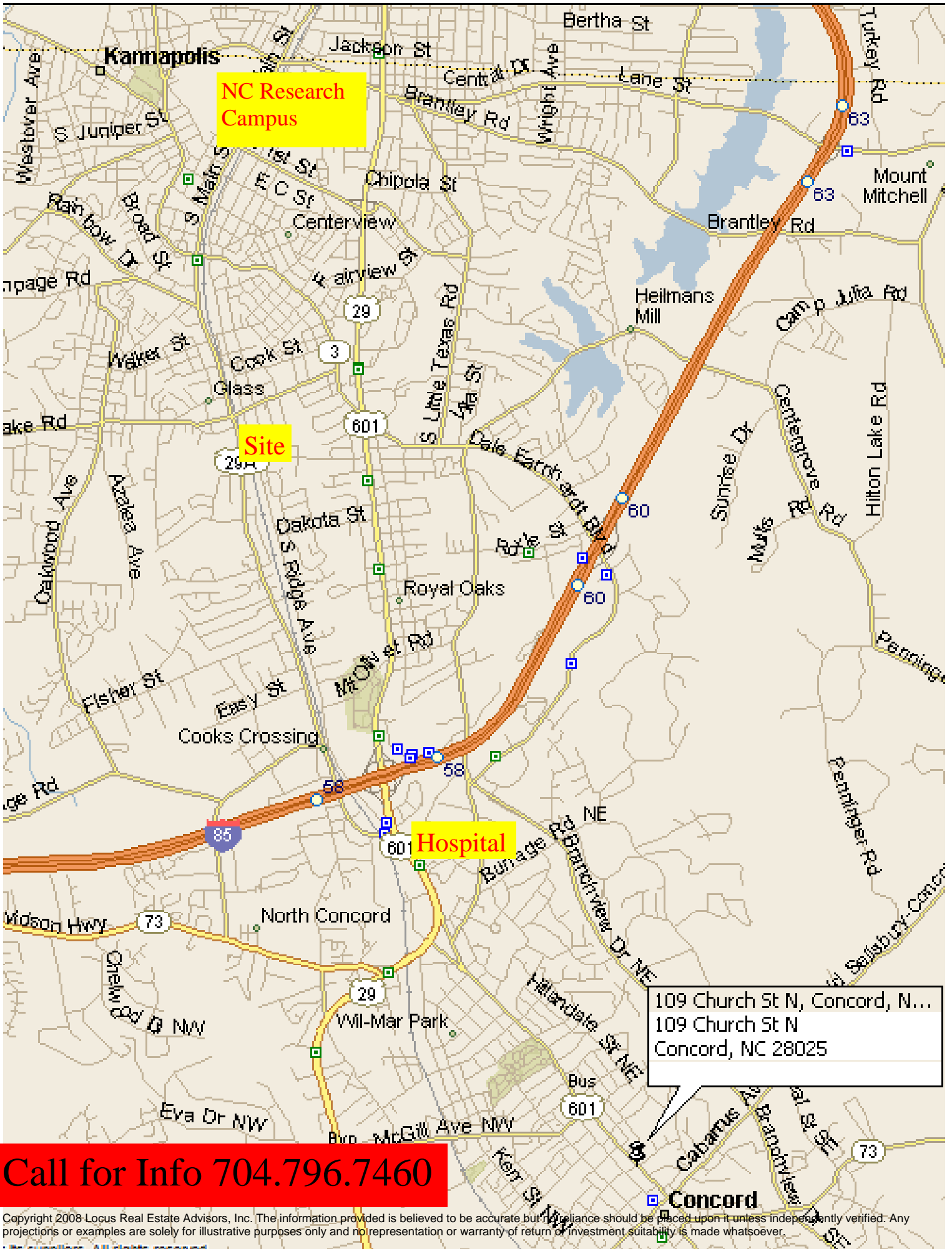
Property has been totally renovated in early 08'. Structural improvements, upgraded electrical service, upgraded and new HVAC, upgraded plumbing, new gas services, phone and data upgraded, new exterior finishes, new standing seam metal roofing, new up-fitting of tenant space, parking lot repairs and new landscaping.

This property has tremendous potential for up-side.



2006 NCDOT Traffic Counts





**NC Research
Campus**

Site

Hospital

109 Church St N, Concord, N...
109 Church St N
Concord, NC 28025

Call for Info 704.796.7460

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