

# 1484 Dale Earnhardt Blvd

## Stacks Furniture & Extra Lot w/Office



**List Price  
\$349,000**



37 Union Street South  
Concord, NC 28025  
704.796.7460 • 704.721.3555 fax  
ed@locusrealestateadvisors.com  
Offered by: Ed McAfee, 704.796.7460



All information believed to be accurate but must be independently verified and is subject to change without notice.



- **7,296 sf Retail Showroom and Warehouse space – operated as furniture store for over 50 years**
- **2,720sf Office Bldg and Lot – can be combined or purchased seperately**
- **2 Separate Parcels Zoned B-1, 0.63 Acres total**
- **High Volume Traffic 21,000 VPD, Excellent Visibility – (bldgs are very close to road)**
- **Multiple Access Points with Ample Parking**
- **Sellers are original owners – business and inventory also available for purchase**
- **Please do not disturb this business or approach the owner – scheduled appointments only**



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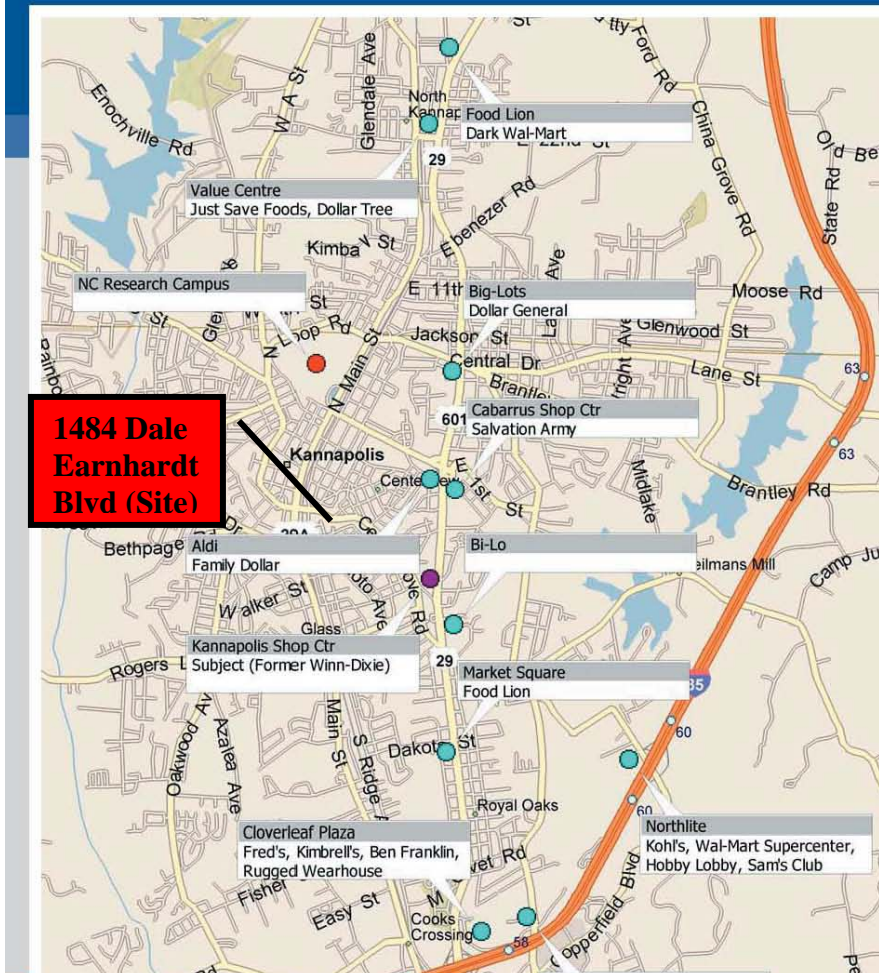
**Many possible uses from retail showroom to office space, light manufacturing and storage. Owner Financing available for qualified buyers. Please call broker for tour of the property – do not disturb owner or business.**



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**1484 Dale Earnhardt Blvd (Site)**

**DEMOGRAPHICS:**

	1 Mile	3 Mile	5 Mile
Population	6,281	38,280	69,516
Population Growth (2005- 2010)	5.87%	5.97%	4.50%
Median HH Inc	\$35,246	\$38,413	\$40,655
Average HH Inc	\$42,699	\$48,147	\$50,384

\*2005 Estimates - Claritas

**KANNAPOLIS FACTS:**

- The North Carolina Research Campus, a 350-acre massive scientific and economic revitalization project that encompasses the former Pillowtex plant and the entire downtown area of Kannapolis, will house state-of-the-art laboratory space and is expected to become home to over 100 biotechnology companies. When completed, the North Carolina Research Campus will include more than one million square feet of office and laboratory space, 350,000 square feet of new retail and commercial space, and approximately 700 new residential units. For further information visit [www.ncresearchcampus.net](http://www.ncresearchcampus.net).
- Kannapolis is a thriving city of 40,000 located along the I-85 corridor in the Charlotte region of North Carolina.
- A central point in the expanding area north of Charlotte, Kannapolis is less than 30 minutes from I-77, uptown Charlotte, Charlotte-Douglas International Airport and the University of North Carolina at Charlotte.
- Just as Kannapolis defined textile dominance in the 20th Century, it will now contribute heavily to biotechnology, the dominant industry in North Carolina during the 21st Century. Since Pillowtex's closing in 2003, 350 jobs and \$25 million worth of new investments in a diverse array of businesses including manufacturing, distribution, retail and now the North Carolina Research Campus. Right now, there are projects valued at over \$1 billion in different stages of the planning process.

**Site Location:**  
**1484 Dale Earnhardt Blvd.**  
**Kannapolis, NC 28083**  
**Appointment Only – Please do not disturb owner**

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