



±0.8 AC LAND FOR SALE
511 S Cannon Blvd.
Kannapolis, NC 28083



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Charlotte, NC 28204
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511 S Cannon Blvd.

Property Details

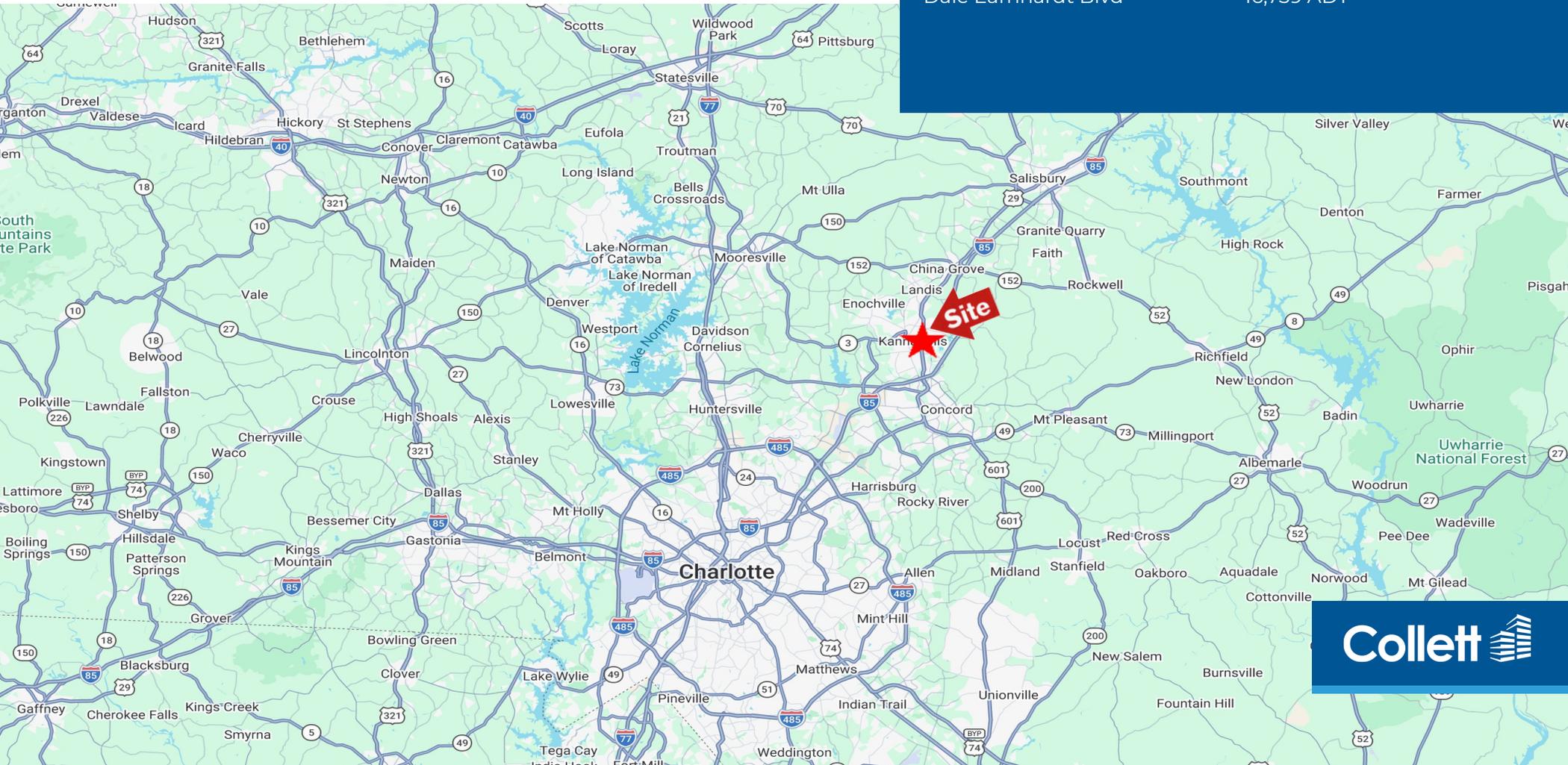
- ±0.8 acres for Sale
- Zoned C-2 General Commercial District (City of Kannapolis)
- Site is graded with curb, gutter, and utilities in place
- Strategic Location for QSR, or oil change/automotive user
- Cross access with KFC at the hard corner at light
- S Cannon Blvd (US Route 29) is a major commercial and residential corridor. Located just 40 minutes from Charlotte via I-85, Kannapolis offers the perfect balance of small-town charm and big-city access
- **Price: \$595,000**

DEMOGRAPHICS (2025)

	1 mile	3 miles	5 miles
Population	8,636	49,628	89,990
Daytime Pop.	2,571	13,462	26,771
Avg. HH Income	\$78,862	\$84,746	\$91,917

TRAFFIC COUNTS

S Cannon Blvd	22,087 ADT
Dale Earnhardt Blvd	16,739 ADT



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Merchant Aerial

