

136 Oak Ave
Kannapolis, NC 28081

Available Site Adjacent to the
North Carolina Research Campus

Land/Office/Retail Site

This 2.89 acre parcel in uptown Kannapolis, North Carolina, adjacent to the new North Carolina Research Campus, is uniquely positioned to take advantage of the anticipated growth in the center city of Kannapolis. This is truly a commercial opportunity just waiting to happen. A new uptown is about to be born, and this site offers the full range of development potential related to all viable city commercial sites. One only needs to consider the facilities and services required in any successful urban center to visualize the needs – hotels with



conference rooms, a movie theater, restaurants, offices and retail shops – the list is unlimited! This property at 136 Oak Avenue is strategically placed for a number of needed venues. Call Quincy Collins at Southern Real Estate today at (704) 375-1000 for more details.

Tax Parcel #: 56145052510000

Retail-Commercial Zoning

Sales Price: \$6,600,000

2.85 Acres

266' Road Frontage

40,266 SF Building

For more information please contact Quincy Collins: qcollins@srenc.com

NAI Southern Real Estate-Charlotte, NC. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Compensation is offered to buyer/tenant agents only. Subagency and compensation are not offered to principals, their affiliates or subsidiaries.

92974



SITE

North Carolina Research Campus

LandDesign
LandDesignSurveying

For more information please contact Quincy Collins: qcollins@srenc.com