



KANNAPOLIS, NC

RETAIL + OFFICE DEVELOPMENT

The West Avenue retail development strives to create an outdoor mixed-use living space for residents and visitors. West Avenue's streetscape will be transformed and the development will benefit from a large 268-unit multifamily component, to be delivered Fall of 2020, and a hotel, as well as a \$50 million ballpark development. These features will add to the vibrant living environment created. Connecting these pockets of development will be outdoor features like gardens, reading areas, swings, and water features.

RELEVANT FACTS

- 22,489 SF of existing retail space
- 13,194 SF of existing second floor office space
- 18,515 SF of new retail to wrap around brand new 286-unit multifamily development
- \$50 million ballpark development in the midst of retail
- Expected delivery: Fall 2020
- Lease Rate: \$17.00 PSF - \$24.50 PSF

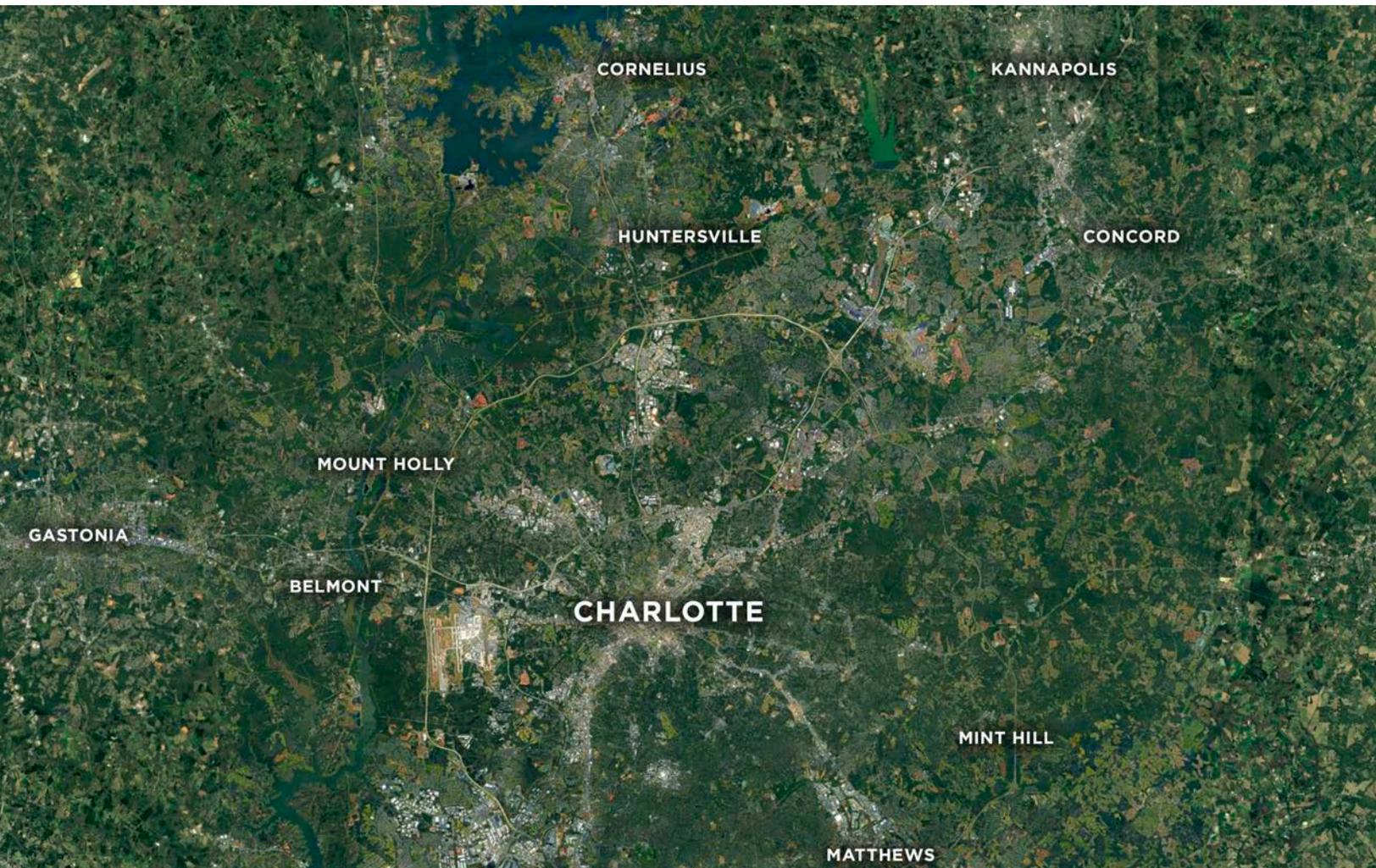
KANNAPOLIS NORTH CAROLINA

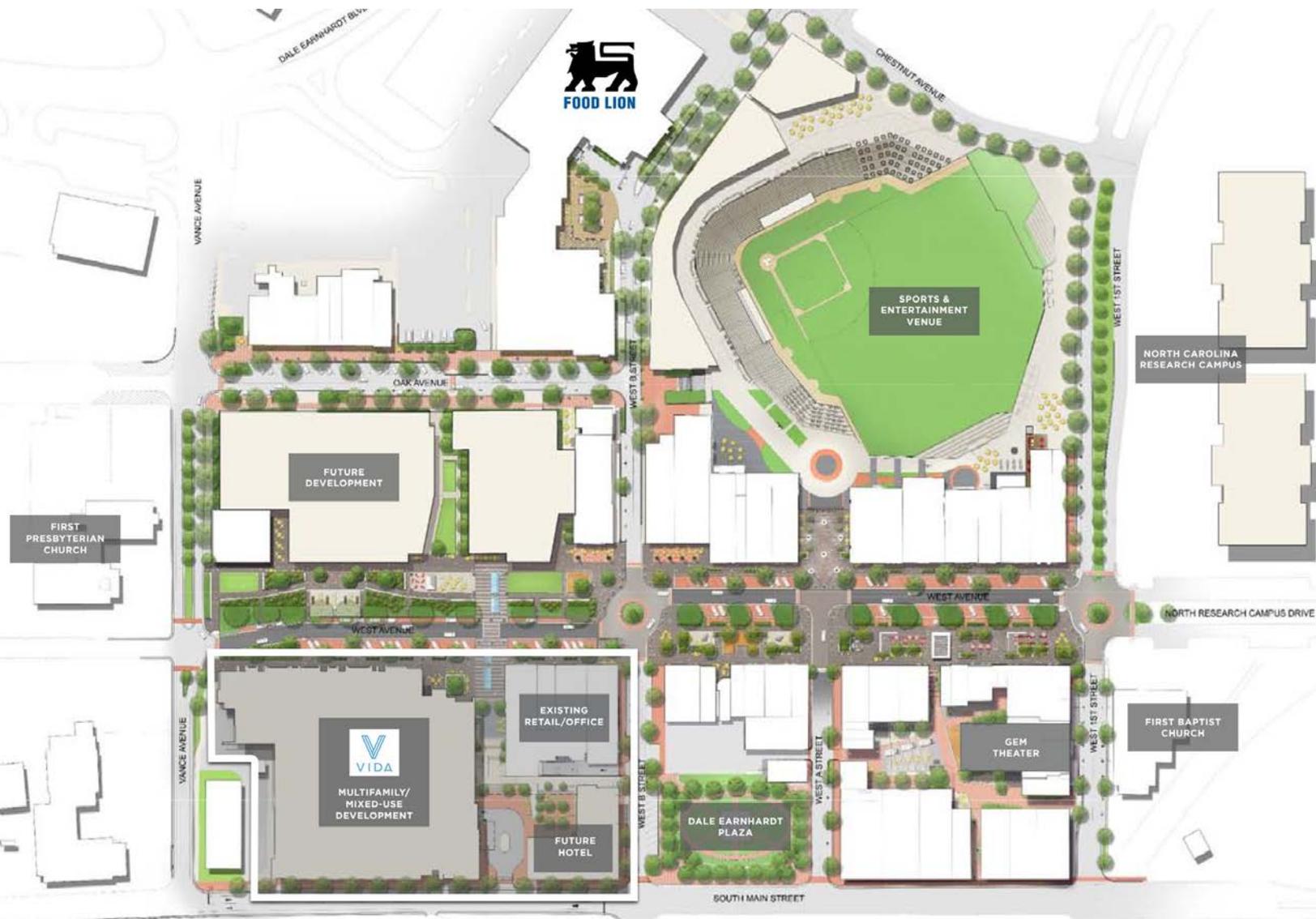
Kannapolis is a city in Cabarrus and Rowan counties, a Northeast suburb of Charlotte, North Carolina. The city offers a low stress, family-friendly community with loads of southern charm in an ideal climate. Conveniently located to the interstate, local and national airports, and home to an Amtrak station, you can easily get to the mountains, the beaches or anywhere along the East Coast of the United States.

The center of the city is home to the North Carolina Research Campus, a public-private venture that focuses on food, nutrition, and biotech research. Here, eight universities (Appalachian State, Duke, UNC-Chapel Hill, UNC-Charlotte, UNC-Greensboro, N.C. A&T, N.C. Central and North Carolina State) have teamed up to make breakthroughs in health and nutrition research.

The Charlotte MSA is the largest in the Carolinas and the fourth largest metropolitan area in the Southeast. It has also been named the fourth fastest growing MSA in the country. Charlotte is headquarters to 8 Fortune 500 and 7 Fortune 1000 companies including Bank of America, Duke Energy, Sealed Air Corporation, Nucor Steel, and Lowe's Home Improvement Stores. It is also home to the headquarters of Harris Teeter, Food Lion, Cheerwine and Sundrop. Charlotte Douglas International Airport is one of the world's busiest airports and the city is the Carolinas' largest manufacturing region.

The rapid growth of the Charlotte metropolitan area has contributed to the growth of Kannapolis. The city has access to everything Charlotte has to offer, yet provides a low stress, family oriented community with quaint southern charm.





RENDERING: Sports & Entertainment Venue Blocks

SPORTS & ENTERTAINMENT

Kannapolis is currently undergoing a \$50 million ballpark development project for their White Sox affiliated Class-A team, The Intimidators. This sports venue will be connected to the retail development via a walkable promenade.

In addition to the ballpark, the West Avenue development includes plans for a future performing arts center, an event lawn, and a theater. All of these will play a role in the vibrant entertainment space created by this development.

RENDERING: Streetscape & Reading Areas



DEVELOPMENT FEATURES

- Promenade to sports & entertainment venue to encourage walkability within the area
- Vibrant streetscapes including gardens and water features contribute to the beauty of the development
- Outdoor spaces like a cafe, urban swings, and reading areas contribute to the signature experience of the West Avenue development
- Parking garage allows for convenient access from surrounding areas

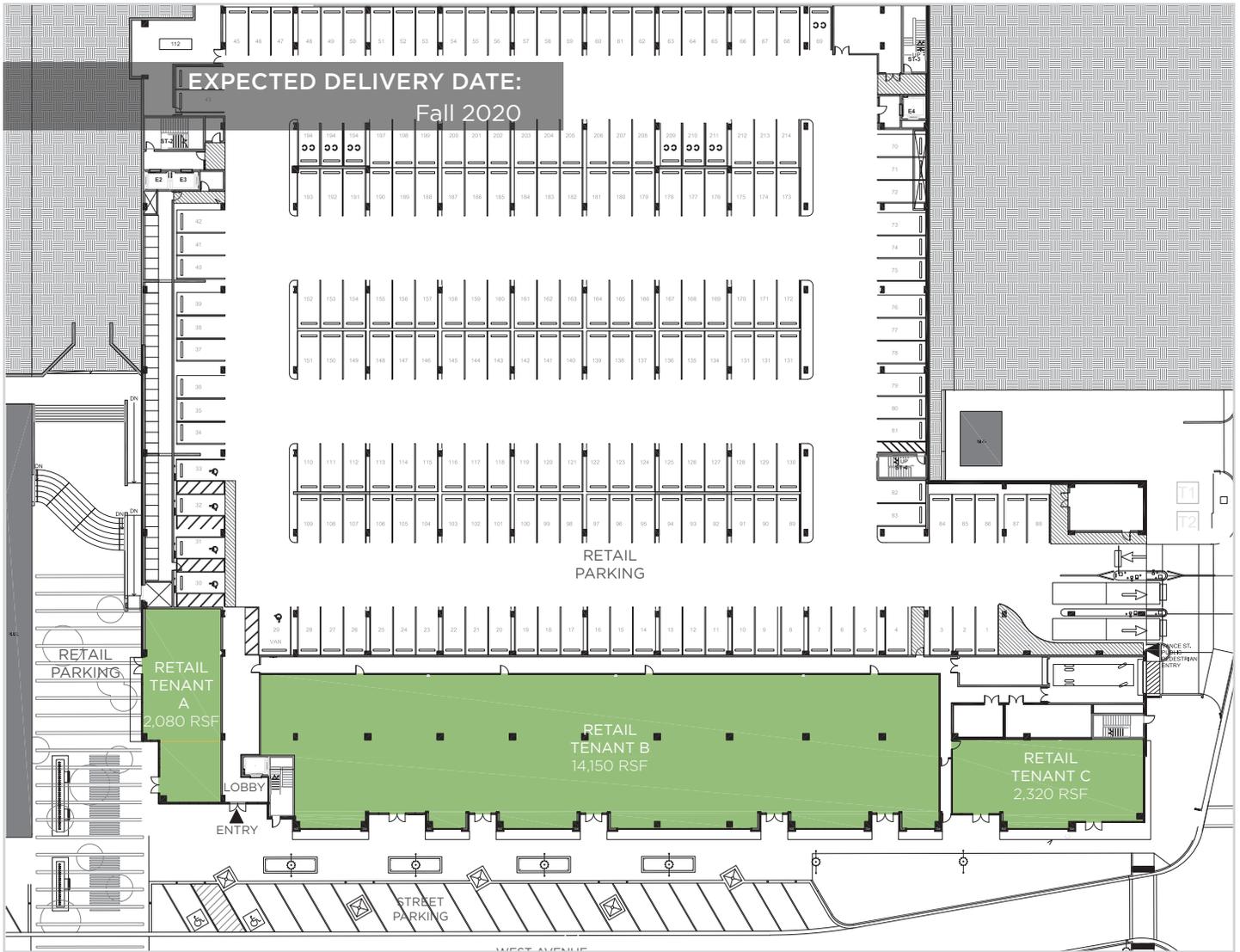


RENDERING: Fountains & Kiosk at Pedestrian Walkway

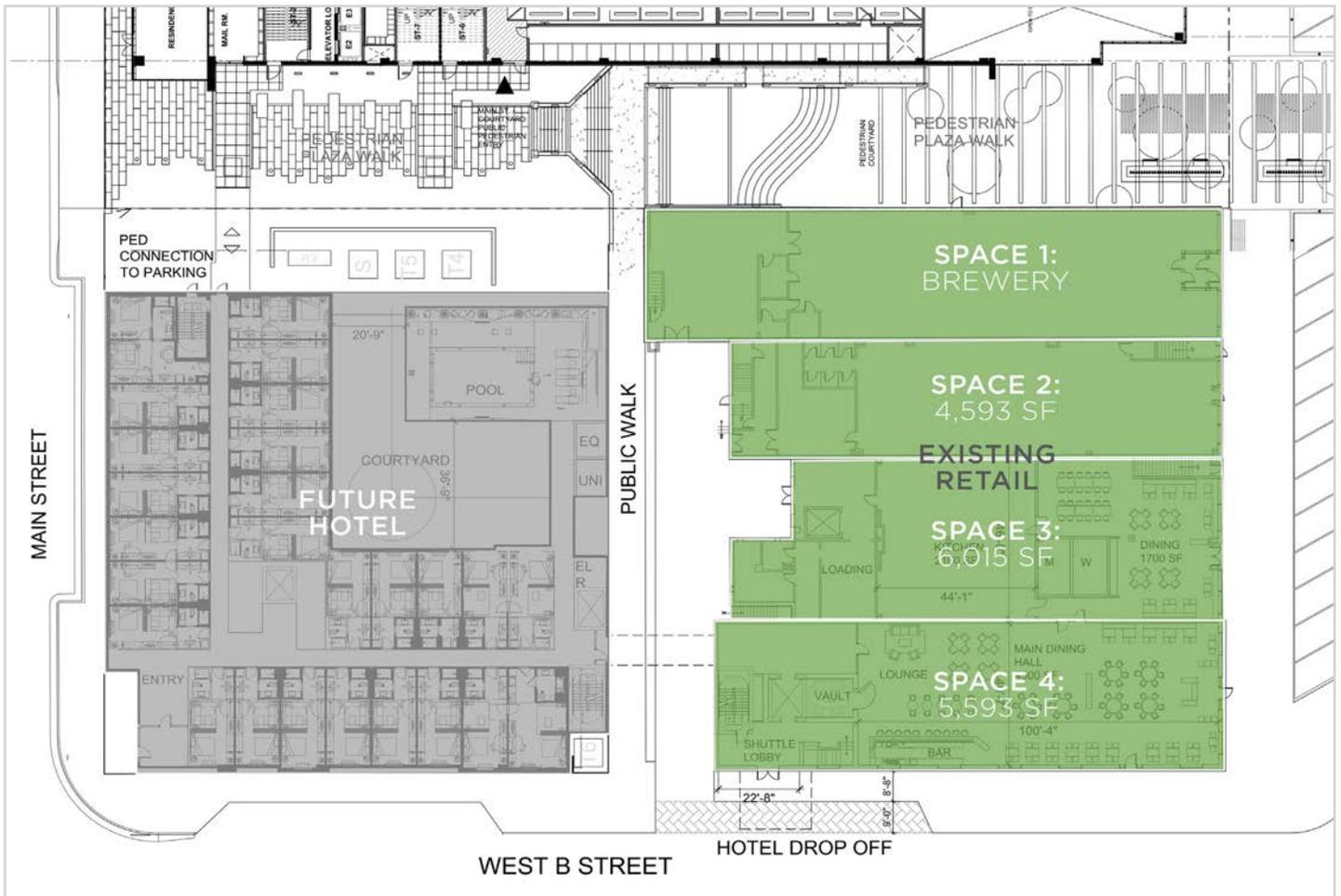


DEVELOPMENT AMENITIES



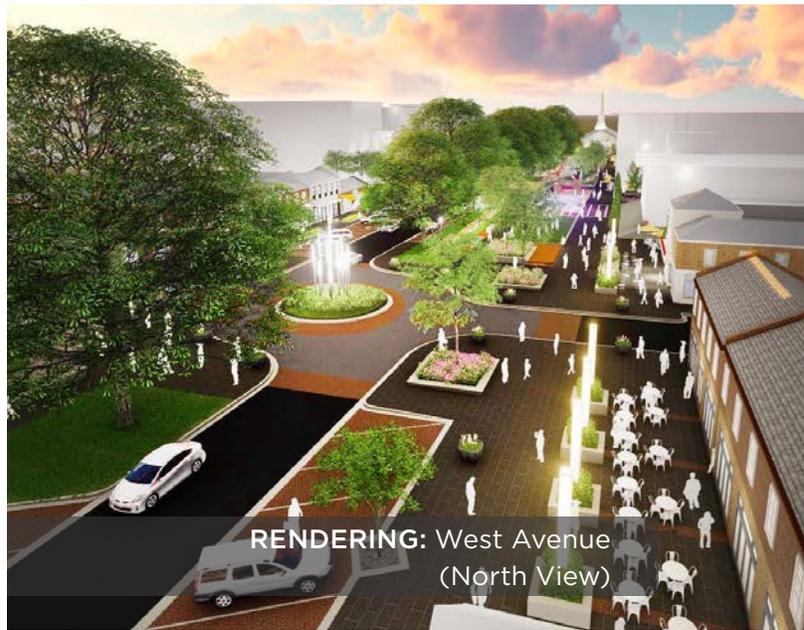


RENDERING: Vida Multifamily/
Mixed-Used Development





RENDERING: West Avenue
(South View)



RENDERING: West Avenue
(North View)



DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
DAYTIME POPULATION	3,839	11,115	15,064
AVERAGE HH INCOME	\$46,106	\$45,759	\$47,916

FOR MORE INFORMATION, CONTACT:

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