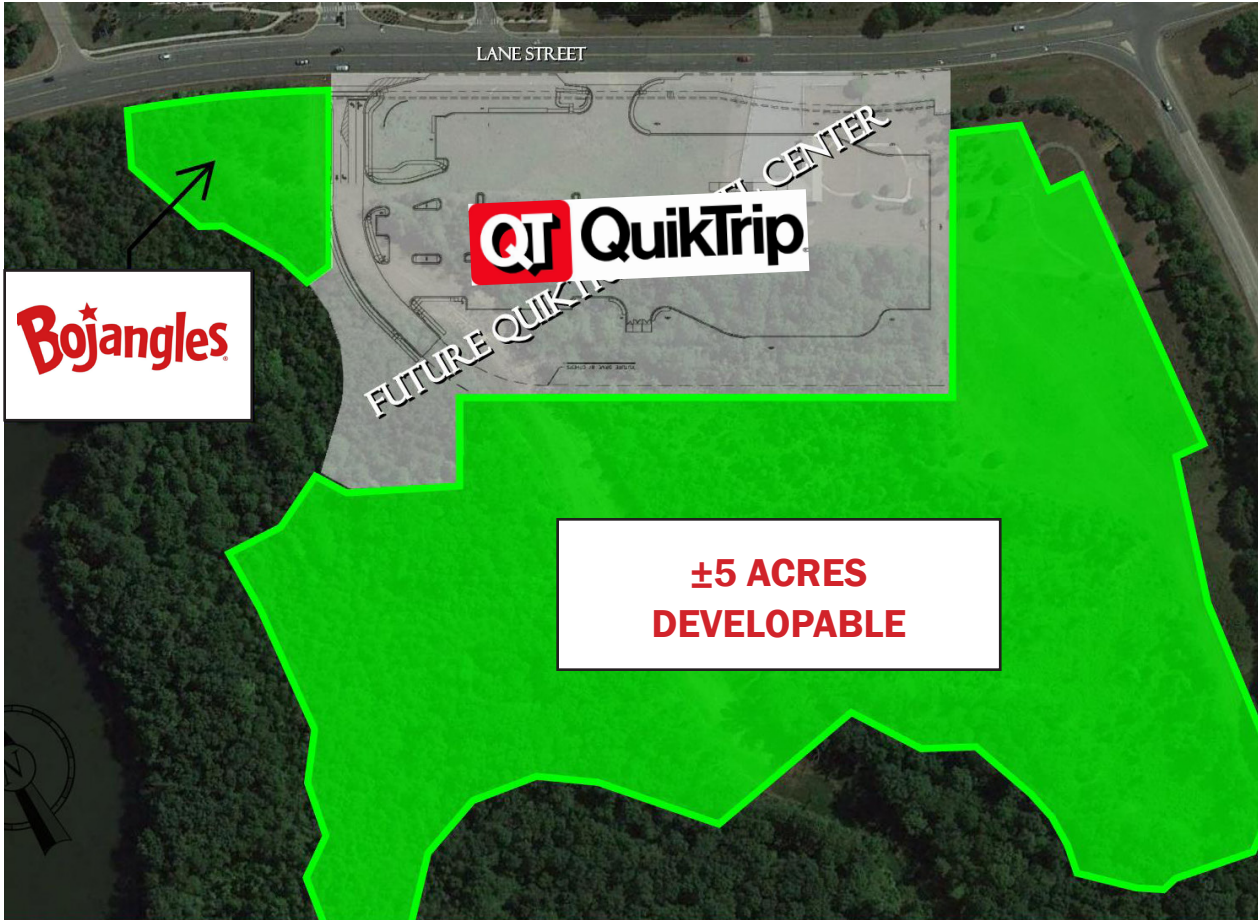


QuikTrip Surplus Land For Sale

2790 Lane Street
Kannapolis, NC 28083

CONTACT | David Hendrick
direct: 704.206.8350
dhendrick@collettre.com



PROPERTY DETAILS

Asset 2

- **PRICE REDUCED: \$895,000**
- 19.95 ACRES (± 5 AC Developable)
- Zoned C-2
- Property is 19.95 AC of vacant land at the SWC of Lane Street and I-85 (exit 63) wraps behind a QuikTrip Travel Center
- Viable from I-85
- Convenience store and motor fuel sales prohibited

DEMOGRAPHIC SNAPSHOT

	1 mile	3 mile	5 mile
Population	1,510	21,996	60,073
Projected Pop. (2024)	1,659	24,101	65,753
Avg. HH Income	\$60,871	\$68,682	\$65,818

TRAFFIC COUNTS

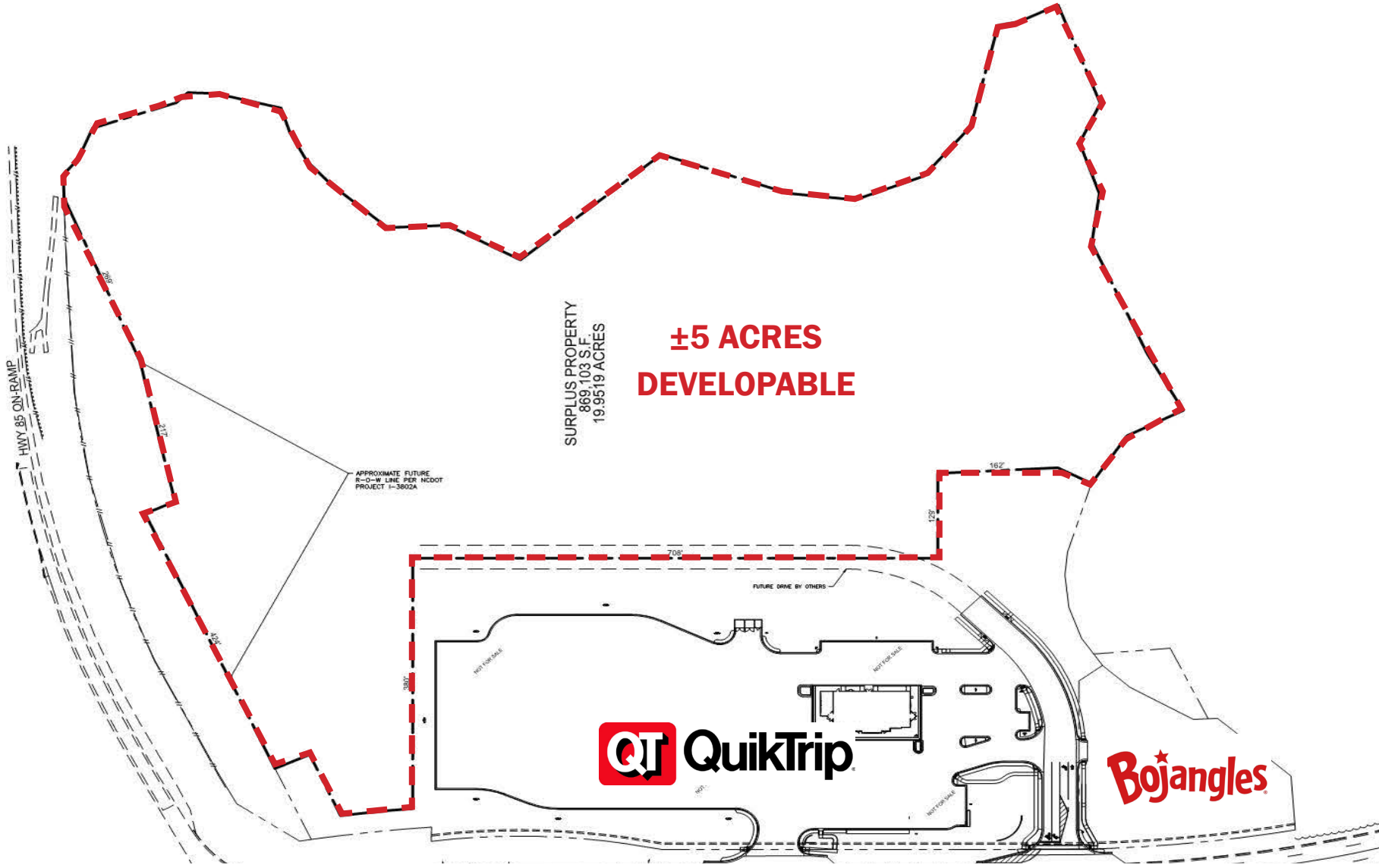
I-85	69,000
Lane Street	16,000

1111 METROPOLITAN AVE
SUITE 700
CHARLOTTE, NC 28204
Mailing: P.O. BOX 36799
CHARLOTTE, NC 28236
WWW.COLLETTRE.COM



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Kannapolis, Cabarrus County NC



QuikTrip Surplus Assets 41044-1 and 41044-2