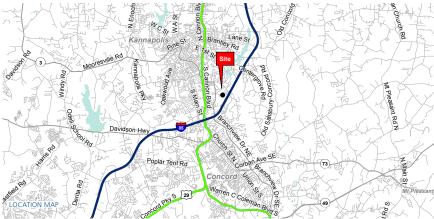


## **FOR LEASE**

# **NORTHLITE COMMONS**

2231 SPIDER DR. | KANNAPOLIS, NORTH CAROLINA 28083





<b>DEMOGRAPHICS (2016)</b>	1 MILE	3 MILE	5 MILE
POPULATION	3,743	43,271	89,065
AVERAGE HH INCOME	\$41,990	\$55,063	\$56,724
MEDIAN HH INCOME	\$36,169	\$45,752	\$45,562
BUSINESS ESTABLISHMENTS	309	2,270	4,010
DAYTIME EMPLOYMENT	3,687	28,071	45,791

#### PROPERTY INFORMATION

**AVAILABLE SPACE**: ±1,312 SF & 1,349 SF

(CAN BE COMBINED)

RATE: PLEASE CALL
TICAM: \$4.22 / SF

#### PROPERTY HIGHLIGHTS

- 720,000 SF regional shopping center anchored by Wal-Mart, Sams Club, Kohl's and Hobby Lobby.
- Northlite is the most well-positioned retail within the development offering traffic light access.
- Co-tenants include AT&T, GameStop, Sally Beauty, Supercuts and others.
- Close proximity to NC Research Campus, Concord Mills and Charlotte Motor Speedway.

1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 365-0820 | Fax (704) 973-0737 | www.providencegroup.com Andrew Tanneberger | atanneberger@providencegroup.com | Molly Morgan | mmorgan@providencegroup.com

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#### TRAFFIC COUNTS 2016 (NCDOT)

• 81,000 VPD on I-85 (Just North of the Site)

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