



**THE
PROVIDENCE GROUP**
EXCELLENCE IN RETAIL REAL ESTATE

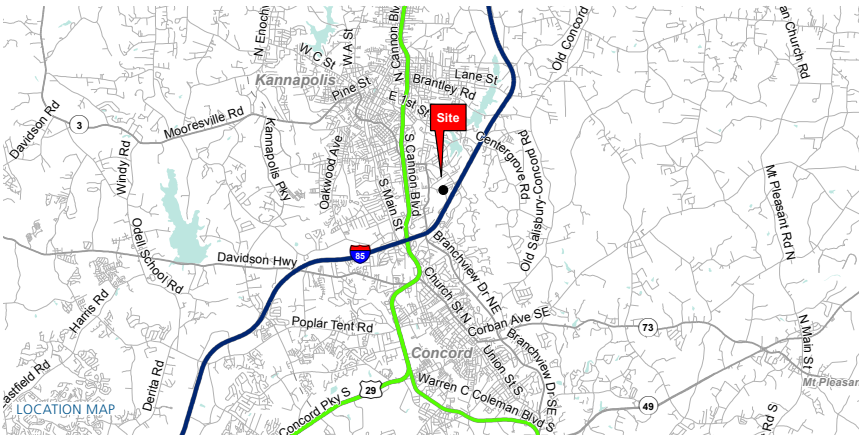
FOR LEASE

NORTHLITE COMMONS

2231 SPIDER DR. | KANNAPOLIS, NORTH CAROLINA 28083



PROPERTY PHOTO



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.

DEMOGRAPHICS (2016)	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

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TRAFFIC COUNTS 2016 (NCDOT)

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

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