

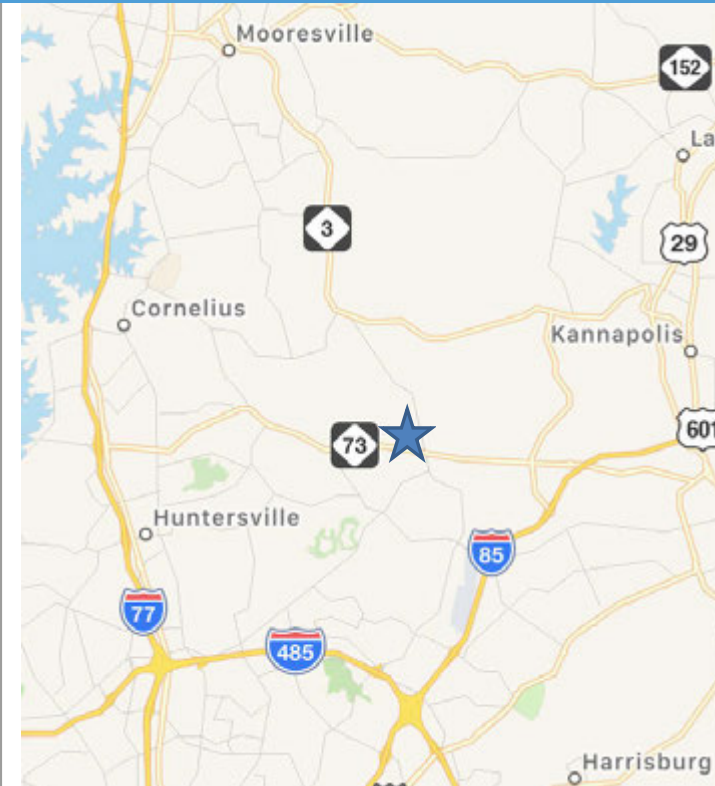
# ODELL COMMONS

2043 ODELL SCHOOL ROAD (HIGHWAY 73), KANNAPOLIS, NC

RETAIL & OUTPARCELS  
FOR LEASE/SALE

**NS** New South  
Properties  
NEWSOUTHPROP.COM

+/- 10.23 ACRES, OUTPARCELS .75 - 5.0 ACRES AVAILABLE



## PROPERTY HIGHLIGHTS

- One of the fast growing areas in Cabarrus County
- Site located at the signalized hard corner of NC-73 and Odell School Road
- Odell Elementary School recently completed along with intersection improvements and new traffic light
- Conveniently located less than a 9 mile drive to the NC Research Campus at Kannapolis
- Numerous residential/retail projects new and coming to area. Directly across from Moss Creek's +/- 1,500 unit residential development
- Pricing: \$3,580,500 | \$350,000/acre

## PROPERTY INFORMATION

Odell Commons is the prime commercial parcel of the proposed Odell Community Town Center.

Highway 73 serves as the essential connector between I-77 and I-85, positioning this property as the gateway to Kannapolis/Concord and greater Cabarrus County, which is one of the fastest growing counties in the USA.

The Property is surrounded by rapid historical and future growth, and is prime for retail development.

## BROKER CONTACT

**DOWELL FINCH**  
704.927.2889  
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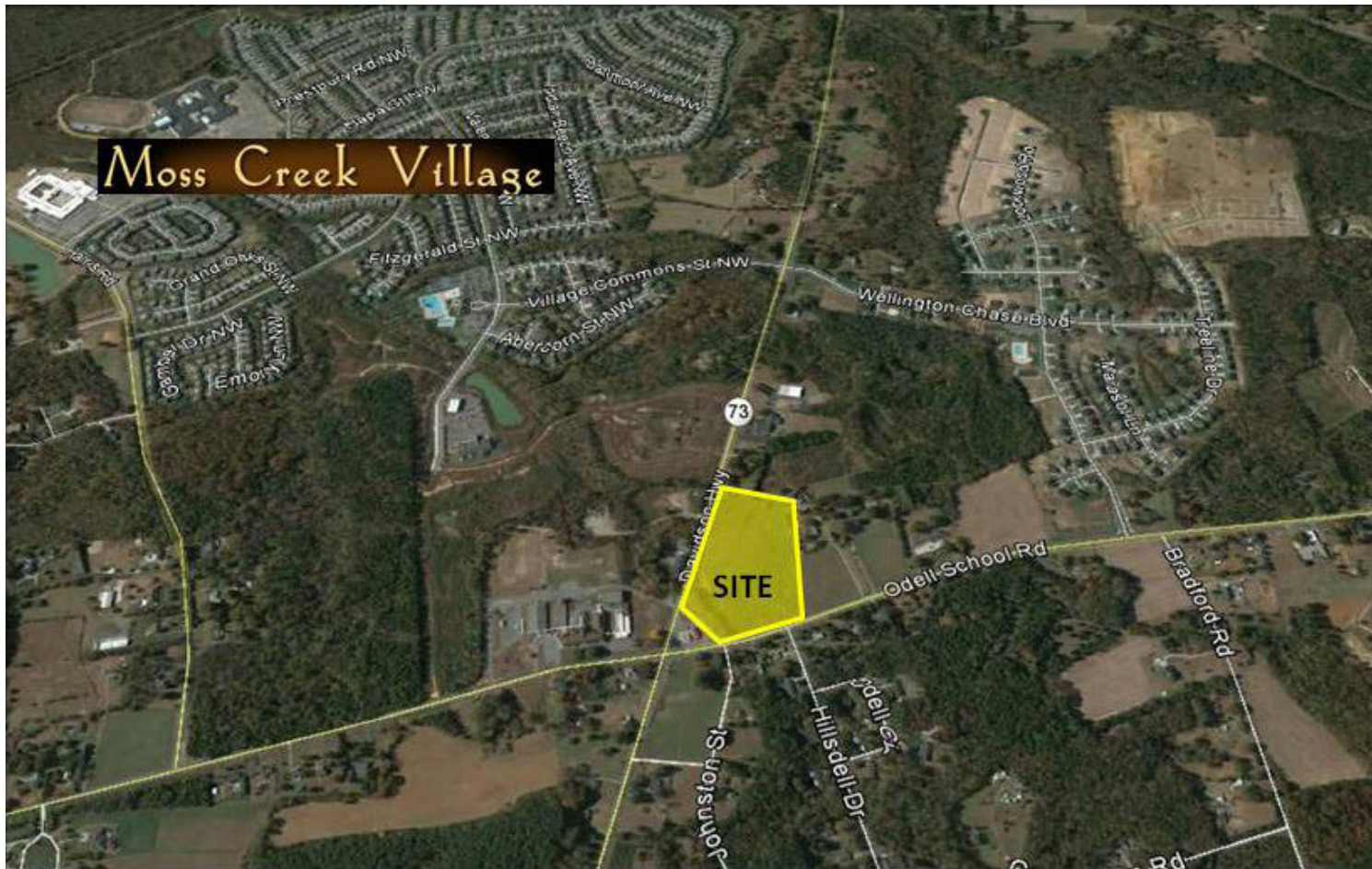
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AERIAL

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## TRAFFIC COUNTS

### Highway 73:

13,000 VPD West of site

17,000 VPD East of site

### Odell School Road:

11,000 VPD North of site

## DEMOGRAPHICS



### POPULATION

1 Mile: 3,743  
3 Miles: 19,061  
5 Miles: 61,644



### AVG. HH INCOME

1 Mile: \$100,451  
3 Miles: \$111,684  
5 Miles: \$112,306



### DAYTIME EMPLOYEES

1 Mile: 255  
3 Miles: 3,195  
5 Miles: 18,846



