

Kellswater Commons Retail

KANNAPOLIS PARKWAY & ROGERS LAKE ROAD, KANNAPOLIS, NC 28081



Retail

FOR

Lease

SIZE

1,200 – 6,600 SF

OP SIZE

1.24 – 2.196 Acres



Overview

Lowes Foods grocery anchored shopping center; under construction — **Opening June 2026**

Retail and outparcel opportunities available

Part of Kellswater Bridge, a 370-acre residential development with capacity for up to 1,000 units

3 miles from the North Carolina Research Campus and convenient to UNCC and Uptown Charlotte

Located in fast-growing western Cabarrus County

Within Cabarrus County school system: Charles E. Boger Elementary, Northwest Cabarrus Middle, and Northwest Cabarrus High

Retail Space & Outparcels Available



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Property Overview

Demographics

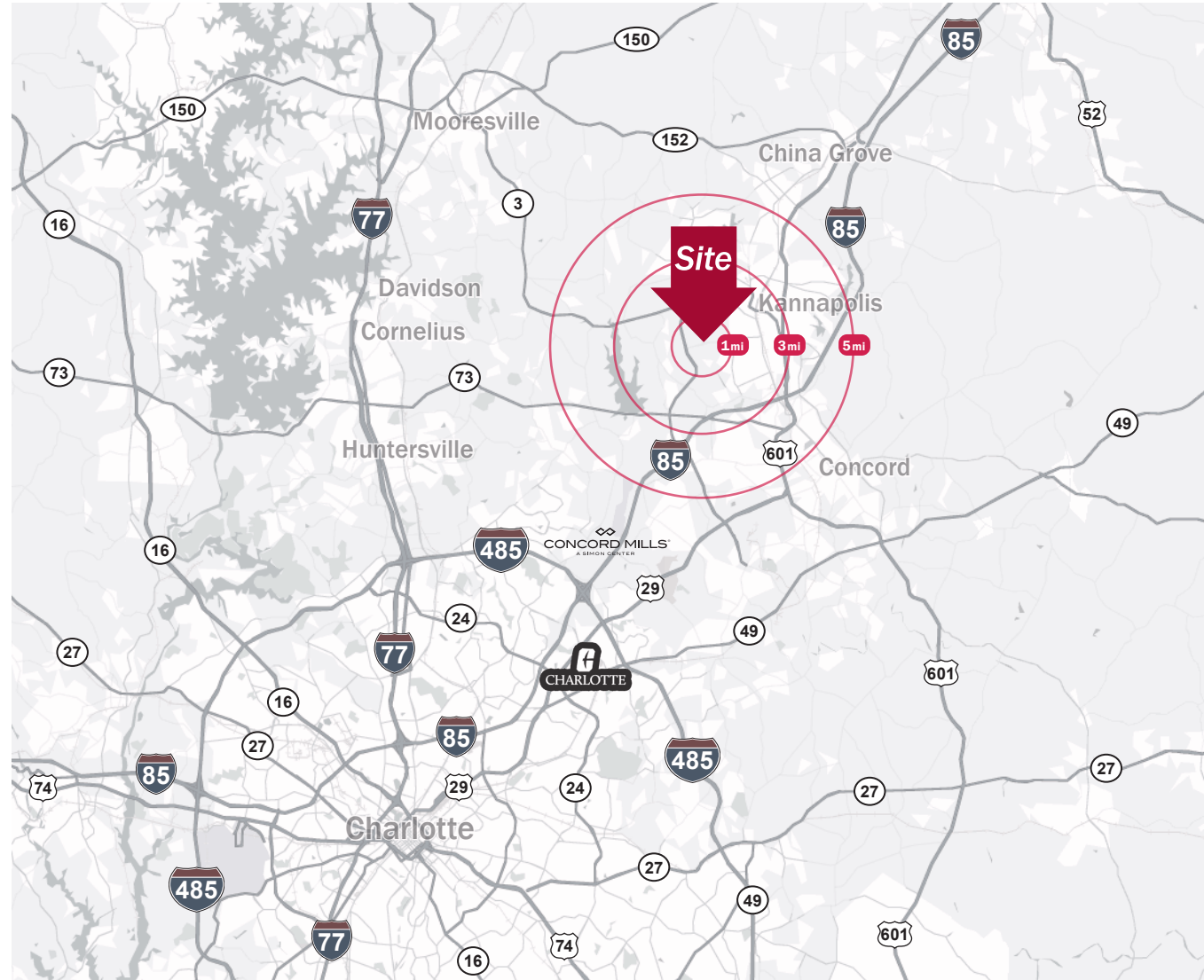
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	4,735	29,376	94,904
Growth Rate	10.35%	3.35%	2.10%
Avg. HH Income	\$168,011	\$119,025	\$117,846

Traffic Count

Source: NCDOT 2026

	AADT
Rogers Lake Rd	7,500 (2022)
Kannapolis Pkwy	18,000 (2022)



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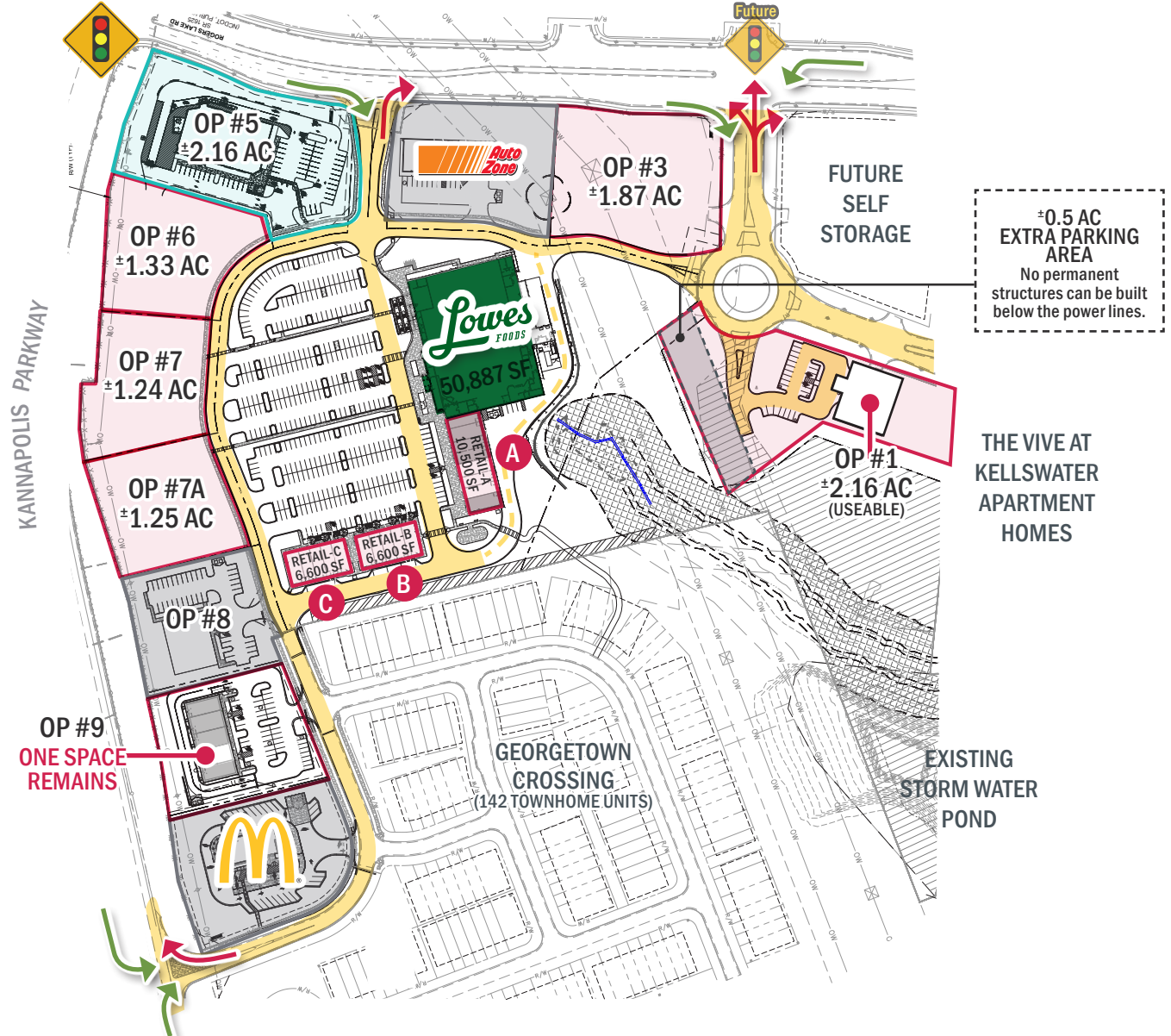
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Overall Site Plan

Outparcel	Tenant	Size
OP #1	AVAILABLE	±2.16 AC
OP #3	AVAILABLE	±1.87 AC
OP #4	AutoZone	
OP #5	Pharmacy U/C	
OP #6	AVAILABLE	±1.33 AC
OP #7	AVAILABLE	±1.24 AC
OP #7A	AVAILABLE	±1.25 AC
OP #8	Medical	
OP #9	Available	2,500 SF
OP #10	McDonald's	

Key

	Available
	At Lease
	Leased



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Retail Shops Site Plan

Building A – 10,500 SF

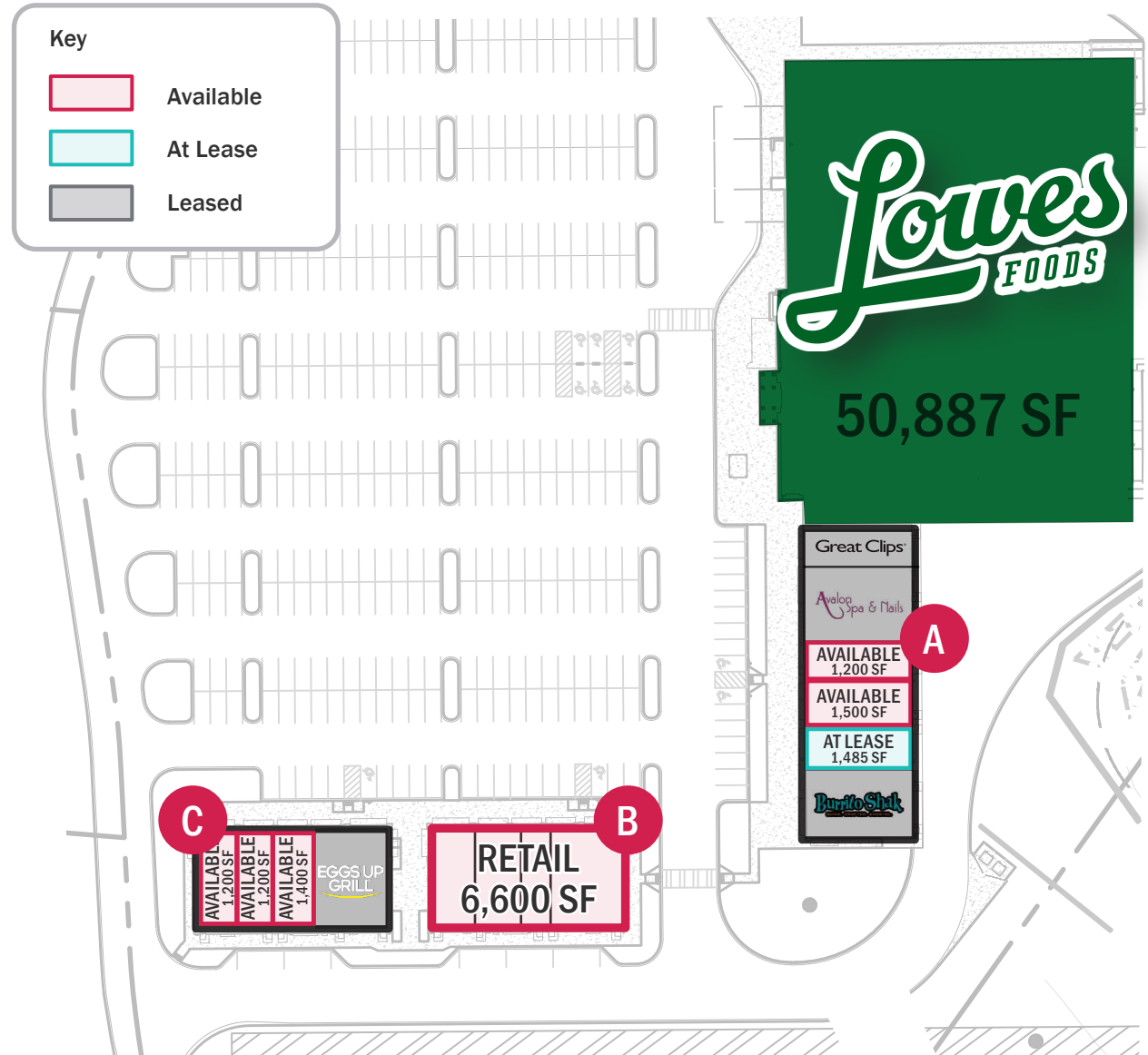
Suite	Size	Tenant
A-101	1,380 SF	Great Clips
A-102	2,520 SF	Avalon Spa & Nails
A-104	1,200 SF	AVAILABLE
A-105	1,500 SF	AVAILABLE
A-106	1,485 SF	At Lease
A-107	2,400 SF	Burrito Shak

Building B – 6,600 SF

Suite	Size	Tenant
B-101	2,400 SF	AVAILABLE
B-102	1,200 SF	AVAILABLE
B-103	1,500 SF	AVAILABLE
B-104	1,500 SF	AVAILABLE

Building C – 6,600 SF

Suite	Size	Tenant
C-101	2,800 SF	Eggs Up Grill
C-102	1,400 SF	AVAILABLE
C-103	1,200 SF	AVAILABLE
C-104	1,200 SF	AVAILABLE



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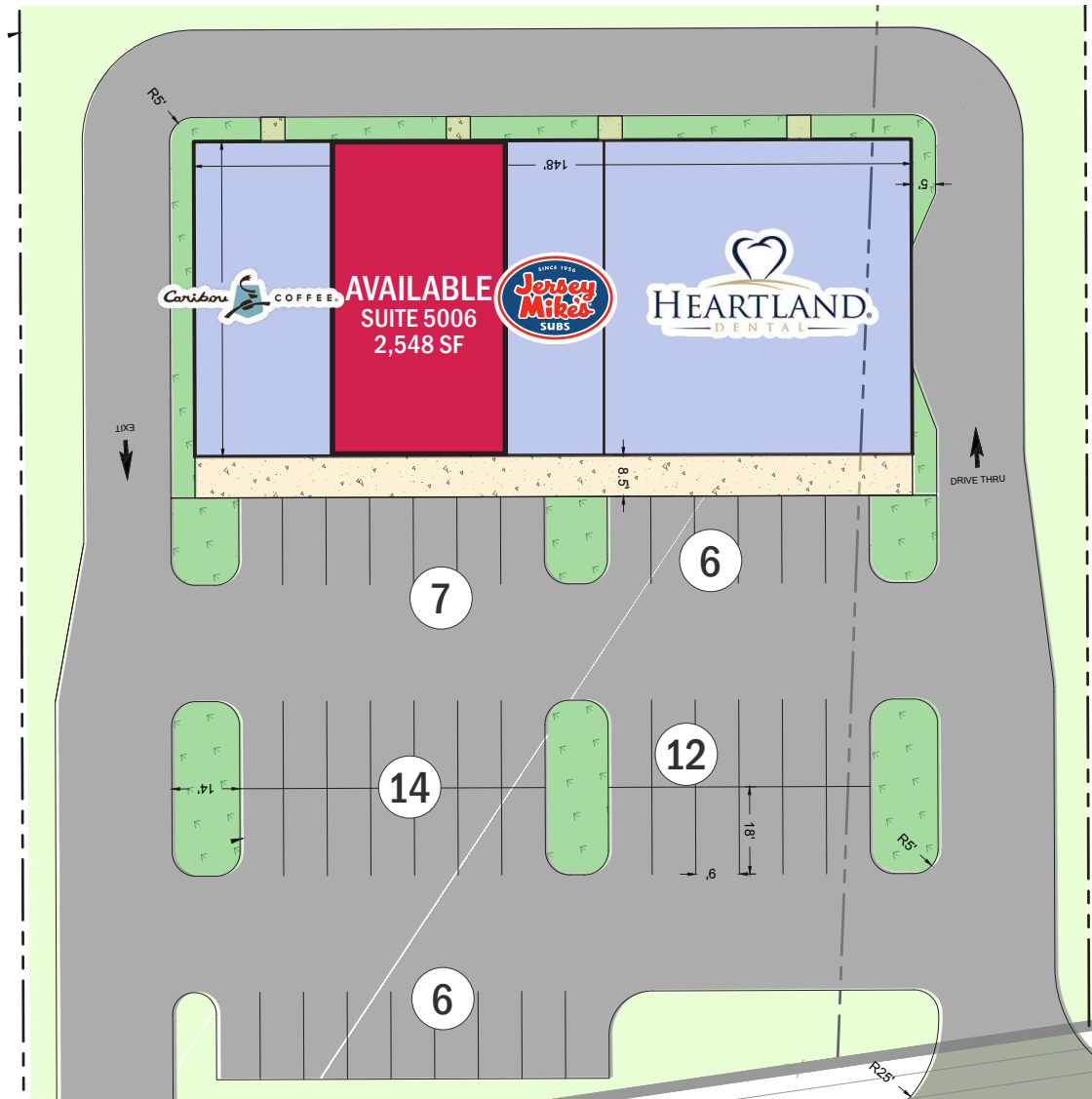
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OP #9 Site Plan

Suite	Size	Tenant
Suite 5008	1,808 SF	Caribou Coffee
Suite 5006	2,548 SF	AVAILABLE
Suite 5004	1,500 SF	Jersey Mikes
Suite 5000	3,808 SF	Heartland Dental



As of March 5, 2026



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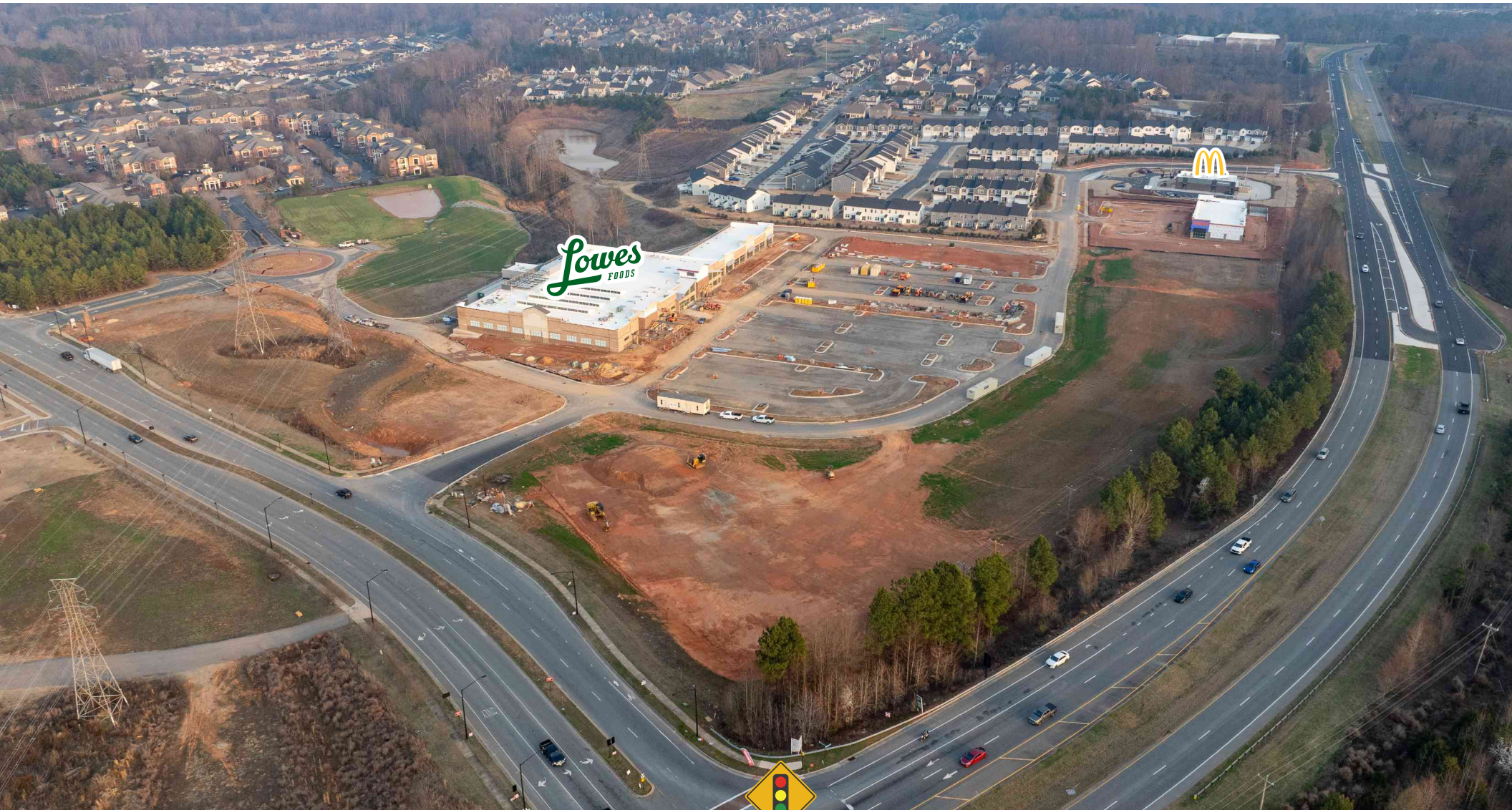
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Construction Photos



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Renderings



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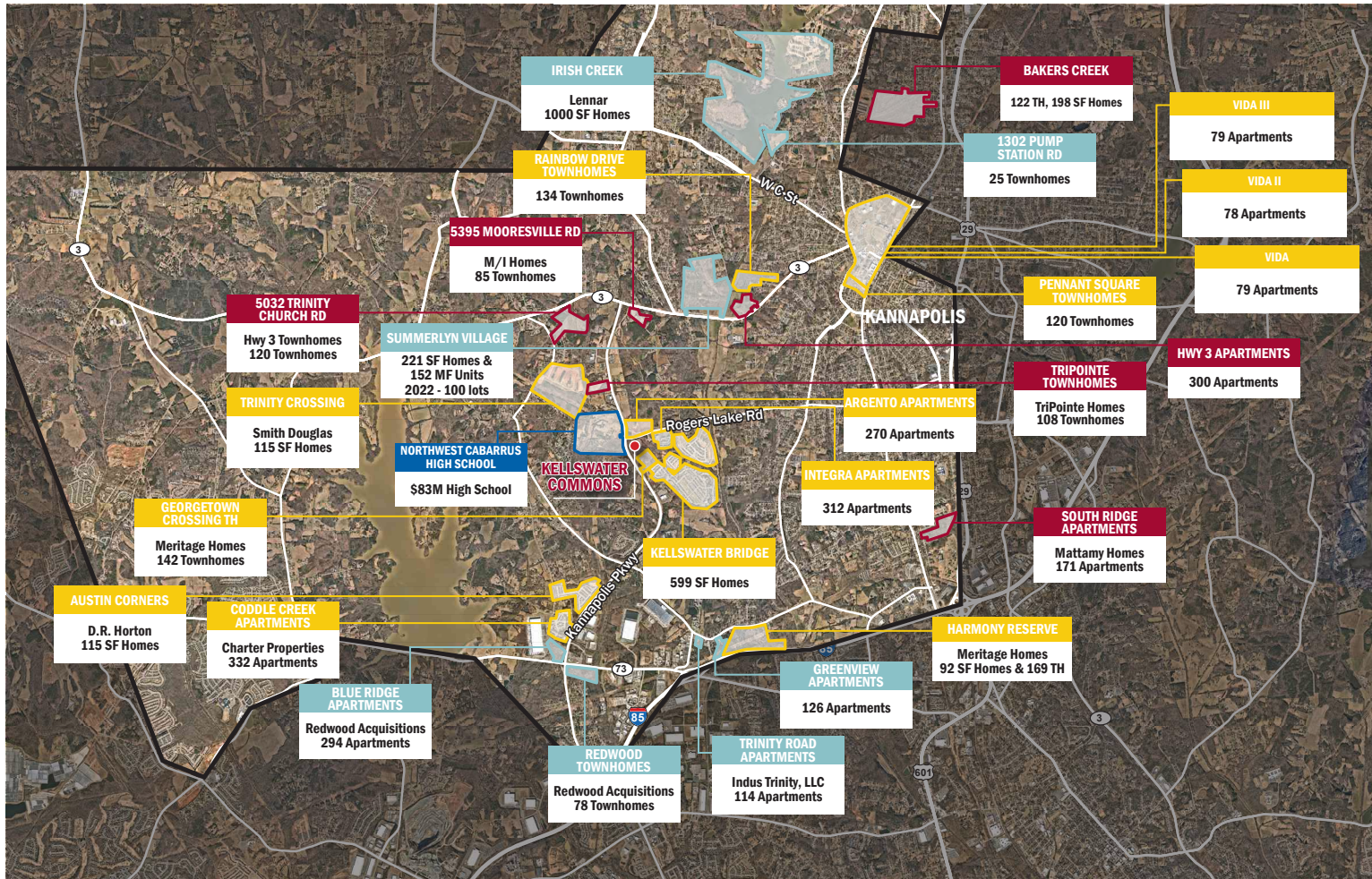
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Residential Map




FUTURE DEVELOPMENT:
APPROVED


FUTURE DEVELOPMENT:
IN-REVIEW


CITY PROJECT


UNDER CONSTRUCTION



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