

Millstone Village

Retail Shops Available For Lease

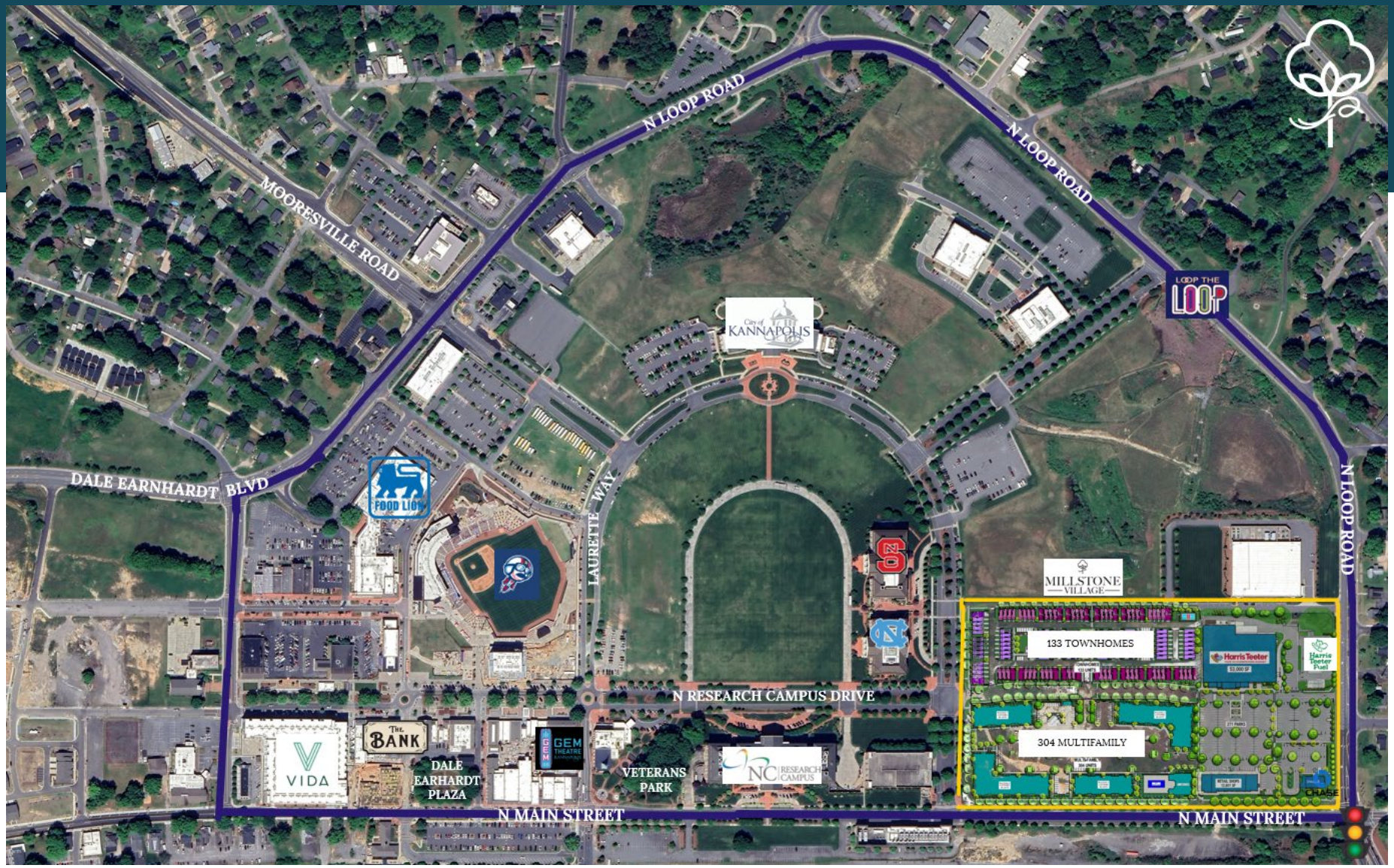
Harris Teeter · CHASE · CHIPOTLE

North Main Street & North Loop Road
Kannapolis, NC

CAMBRIDGE PROPERTIES **CambridgeProp.com**

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DOWNTOWN KANNAPOLIS



MILLSTONE VILLAGE

MASTER SITE PLAN

Townes at Millstone: 133 For-Rent Townhomes

Accent Millstone: 304 Multifamily Units

Shops at Millstone: 12,600 SF Retail Anchored by Harris Teeter, Chase Bank

[Millstone Village Virtual Tour]



MILLSTONE VILLAGE

SHOPS AT MILLSTONE RENDERINGS



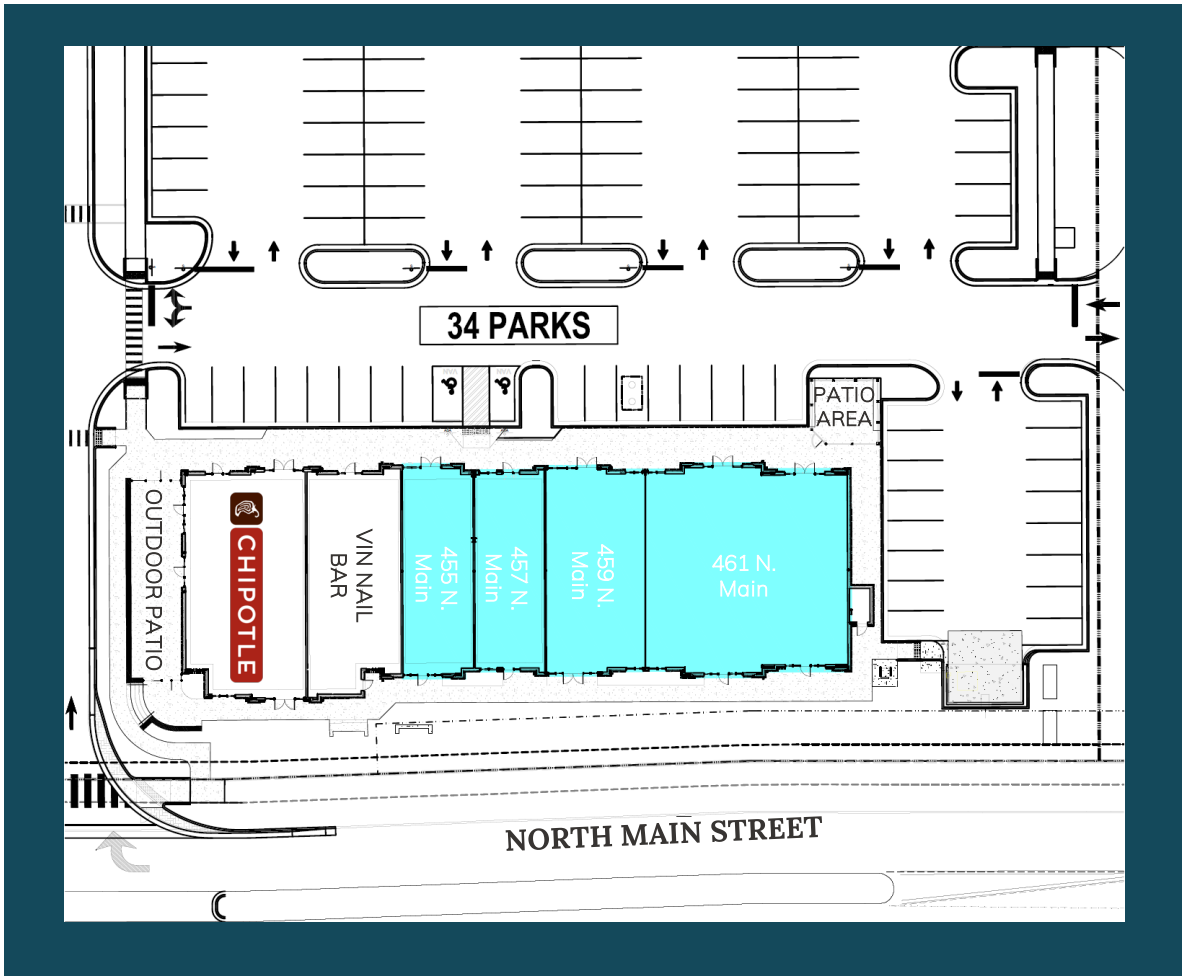






MILLSTONE VILLAGE

RETAIL SHOPS LEASE PLAN



SHOPS at Millstone

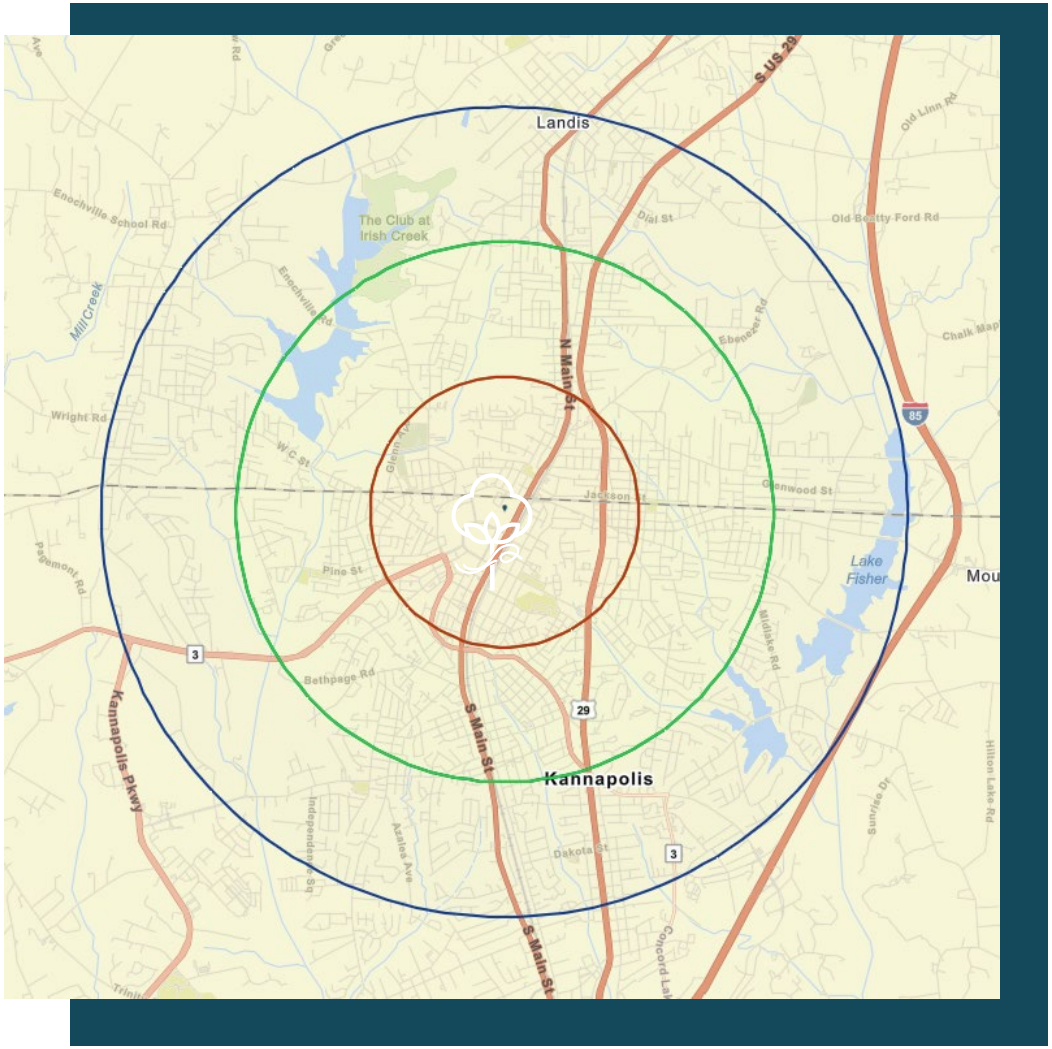
SHOP TENANTS	
Chipotle	2,498 SF
Vin Nail Bar	1,883 SF
455- Pending	1,359 SF
457- Pending	1,287 SF
459- Available	1,835 SF
461- Available	3,739 SF

MILLSTONE VILLAGE

DEMOGRAPHIC PROFILE

STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2031 Forecast	8,506	20,410	20,848
Population 2026 Projection	8,164	19,534	19,620
Per Capita Income 2031 Forecast	$35,575	$35,868	$41,913
Per Capita Income 2026 Projection	$30,630	$30,716	$36,190
Median HH Income 2031 Forecast	$70,162	$66,375	$80,584
Median HH Income 2026 Projection	$62,401	$59,573	$71,551

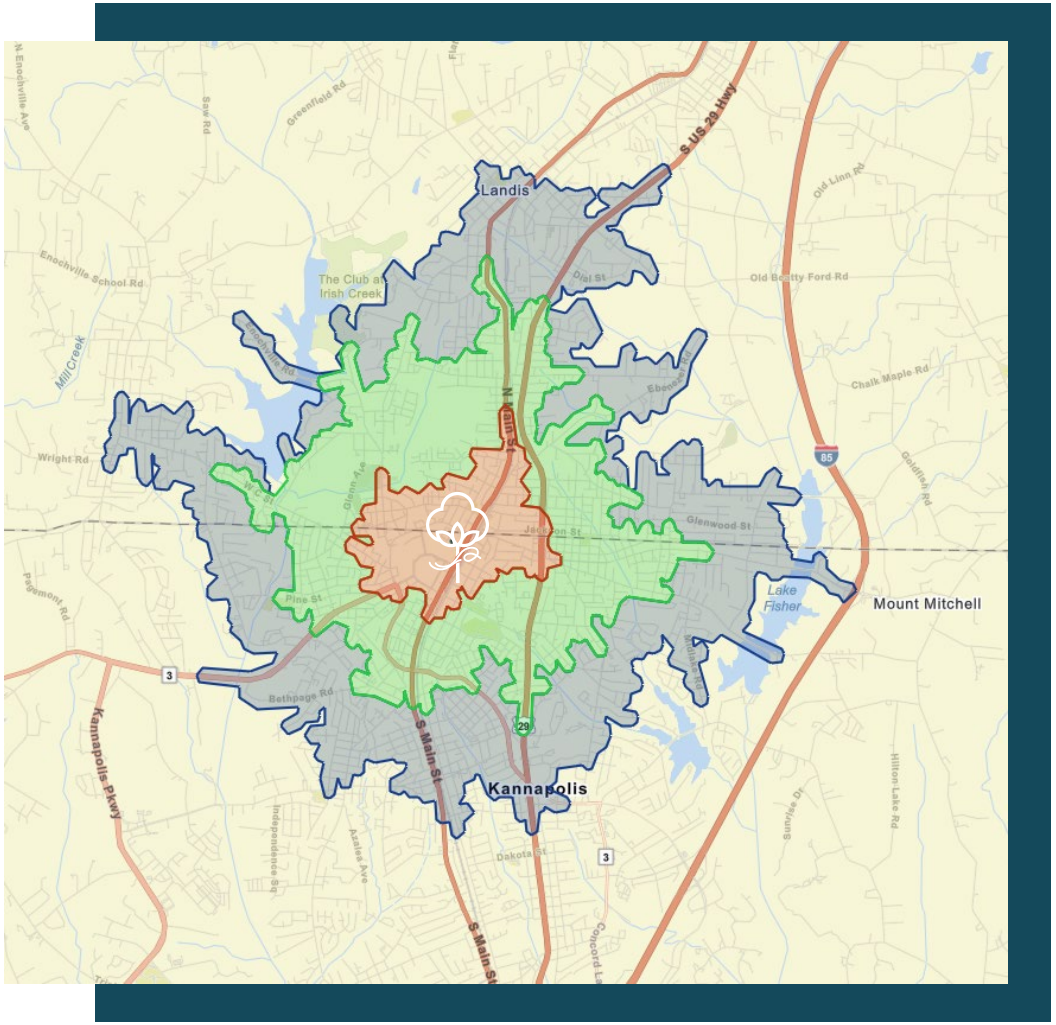
POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2026 and 2031. Esri converted Census 2010 into 2020 geography and Census 2020 data. Prepared: 10/22/26



MILLSTONE VILLAGE

DEMOGRAPHIC PROFILE (CONT.)

STUDY AREA: Drive Time	3 Minutes	5 Minutes	7 Minutes
Population 2031 Forecast	2,911	13,341	17,241
Population 2026 Projection	2,800	12,862	16,423
Per Capita Income 2031 Forecast	$33,653	$35,009	$37,432
Per Capita Income 2026 Projection	$29,840	$29,970	$32,214
Median HH Income 2031 Forecast	$70,138	$68,180	$69,199
Median HH Income 2026 Projection	$64,835	$59,853	$62,437



POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2026 and 2031.
Esri converted Census 2010 into 2020 geography and Census 2020 data.
Prepared: 10/22/26

MILLSTONE VILLAGE

TRAFFIC PROFILE

TRAFFIC COUNTS	
N. Main Street (At Site)	5,600 AADT
N. Main Street (At Site)	5,800 AADT
N. Loop Road (At Site)	7,700 AADT
W. 8th Street (0.30 Miles from Site)	1,100 AADT
N. Main Street (0.40 Miles from Site)	7,400 AADT
N. Main Street (0.40 Miles from Site)	7,900 AADT



SOURCE: NCDOT 2024 AADT Stations
Prepared 10/22/2026

CAMBRIDGE
PROPERTIES

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