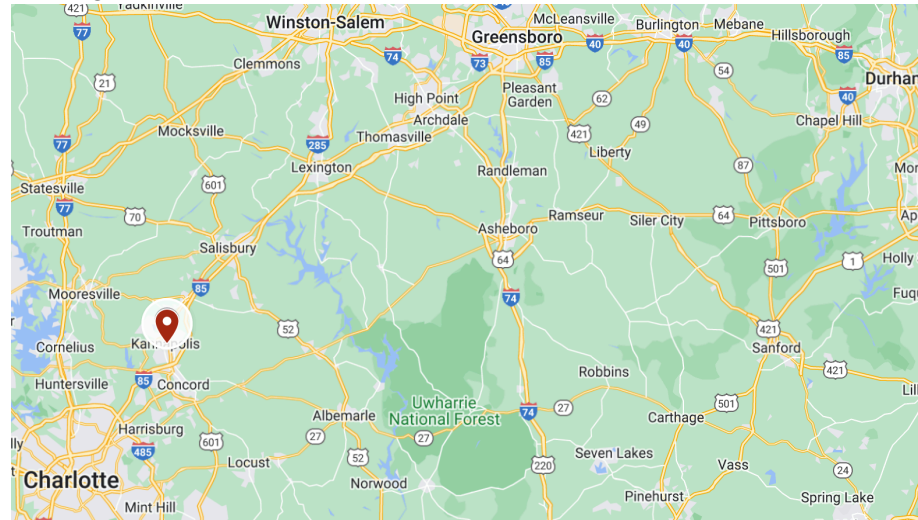


Kannapolis, North Carolina

NC InSite by [NC Capital Group](#) July 2024



Kannapolis was founded in 1906 as a mill town by James William Cannon, who established the Cannon Mills Company, which became one of the world's largest textile manufacturers. The city thrived throughout the 20th century as a center of textile production, with Cannon Mills being the primary employer. The decline of the American textile industry in the late 20th century led to significant economic challenges for Kannapolis. Kannapolis has revitalized its economy by focusing on biotechnology and research, with the establishment of the North Carolina Research Campus in 2005, positioning the city for future growth and innovation



Announcements

- Sep 2023 - \$58M Chick-Fil-A Distribution Center, 100+ new jobs
- Sep 2022 - \$500M Insight Properties - industrial, retail, multifamily development over 10 years
- May 2019 - \$50M Amazon Fulfillment Center opens with 1000 employees

Cost of Living

	Kannapolis	NC	US
Median Home Price	\$261,000	\$289,300	\$338,100
2 Bedroom rent	\$1100	\$1110	\$1430
Cost of Living index	95.7	91.0	100.0

Transportation xxxx

Highway

I-85: North to Greensboro & Winston-Salem, South to Charlotte

I-77: North to Charleston WV, South to Columbia, SC

Rail: Amtrak Carolinian /Piedmont - New York to Charlotte

Amtrak Crescent - New York to New Orleans

Air: Charlotte Douglas Int'l Airport (CLT) 31 miles

Demographics (2022)

	Kannapolis	North Carolina	US
Median Age	37	39.2	38.1
Median Income	\$85,714	\$34,850	\$37,585
High School	47.2%	38.9%	39.9%
Bachelor's Degree	35.7%	39.2%	37.2%
Graduate Degree	14.1%	19.5%	19.7%

July 2024



Population (2024) 60,660
Cabarrus & Rowan Counties

Major Cities / distance in miles

Charlotte	27
Winston-Salem	57
Greensboro	70
Fayetteville	122
Durham	123
Raleigh	130

Universities / distance in miles

UNC Charlotte	17
Davidson College	15
Winston-Salem State Univ	56
Wake Forest University	60
UNC Greensboro	68
Appalachian State	101

Growth/Decline

Median Age	+1.8
2012-2022	35.2 to 37.0

Population	+26.5%
2012-2022	43,800 to 55,400

Median Income	+65.0%%
2012-2022	40,300 to 66,500

Major Employers (# emp)

Atrium Health (1500)
Amazon (1000)
Hendrick Motorsports (600)

Quality of Life

Enjoy major sports (including NASCAR), culture, entertainment and nightlife in nearby Charlotte. Boating and fishing on Lake Norman, and hiking in the Uwharrie National Forest.

NCCG's Take

Continued growth through industrial, entertainment, retail, and housing as a close suburb of NC's largest city, Charlotte.