

3,007 SF RETAIL / OFFICE - DOWNTOWN CONCORD



FOR LEASE
\$4,260 PER MONTH

35 Union Street S
Concord, NC 28025

3,007SF of walkable office, restaurant or retail space located in historic Downtown Concord. \$200+ million of public and private investment in area.

- ✓ \$17/SF
- ✓ Rapidly redeveloping historic downtown
- ✓ Adjacent to public parking

**All information needs to be independently verified.*

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**\$200+ MILLION IN NEARBY
PUBLIC AND PRIVATE INVESTMENT**

for more information visit

<https://concordnc.gov/Departments/Planning/Downtown>



NEW DEVELOPMENTS NEARBY

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DOWNTOWN CONCORD

BUILDINGS
 PARKING
 GREEN SPACE
 FUTURE INVESTMENT

A NEW UNION STREETSCAPE
includes full streetscape redesign, including new sidewalks, tree planters, street lights, site furnishings, public art, curb line modifications, and ADA compliant cross walks.

- 1 22 UNION ST. N**
Former movie theater. Purchased at end of 2019 and pursuing redevelopment.
- 2 CABARRUS TAVERN**
Vacant since fire. Redevelopment plans include multiple taps and food.
- 3 VACANT LOT**
Pursuing redevelopment opportunity.
- 4 NOVI FLATS (30 MARKET)**
+/- 54 apartments with +/- 7,100 SF street level retail on Union and Market Street
- 5 NOVI RISE (26 UNION S)**
167 apartments with +/- 3,300 SF street level retail. Plans approved.
- 6 57 UNION ST. S**
18 upper level apartments. New street level Cabarrus Center & Chamber/EDC Offices.
- 7 66 UNION ST. S**
Sold to RCG. Proposed redevelopment includes 3 commercial bays on street level, office user on 2nd floor, and nonprofits space in basement. Est. \$1.5 million investment.
- 8 NOVI FLATS (25 BARBRICK)**
+/- 43 apartments with +/- 4,900 SF street level retail.
- 9 COURTHOUSE EXP.**
Plans being finalized. Est. construction complete 2025. Est. cost \$130 million. Includes closure of Means Avenue for development of public plaza and updating 1970s courthouse.

Subject Property:
35 Union



UNION STREET STREETScape

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The approved plan (approved in October 2019) for "A New Union Streetscape" includes 22 foot wide sidewalks, 11 foot travel lanes, 15 parking spaces remaining on Union Street including two new ADA accessible spaces, sharrow markings, poured concrete sidewalks with brick paver accents, added street trees and landscaping, new smart light poles, space for public art and outdoor dining, designated loading/unloading zones, and vehicle drop-off zones.

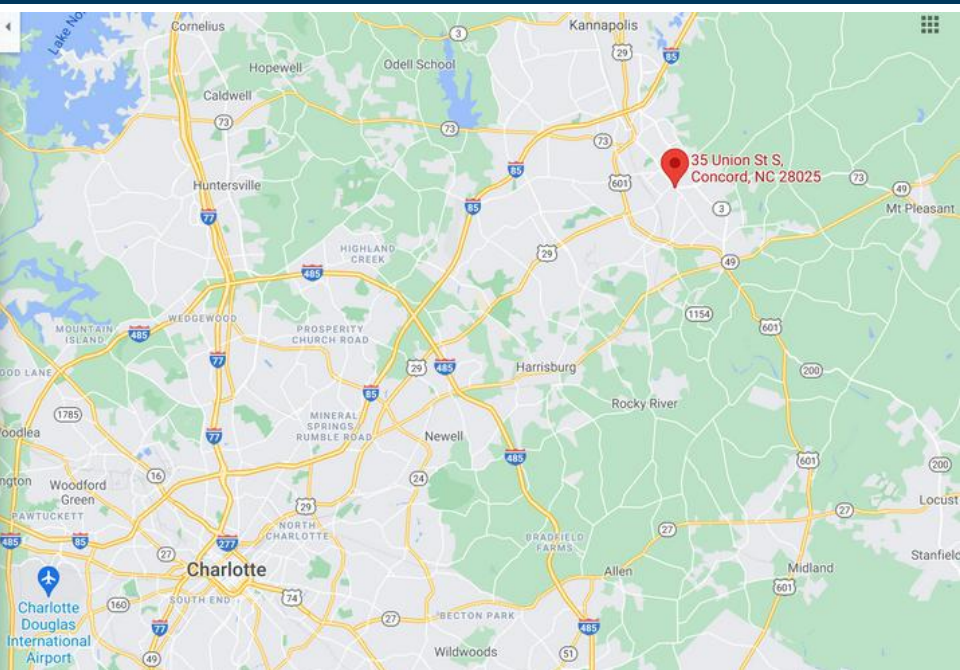


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Union St Entrance

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- 8 minutes to I-85
- 5 minutes to Atrium Health Cabarrus
- 32 minutes to Uptown Charlotte
- Cabarrus County and City of Concord government buildings and Cabarrus Center for Innovation and Entrepreneurship within blocks



Andrew Castrodale
Broker
704.786.8888
AndrewC@newbranchre.com

