

167 UNION STREET SOUTH, CONCORD, NC 28025

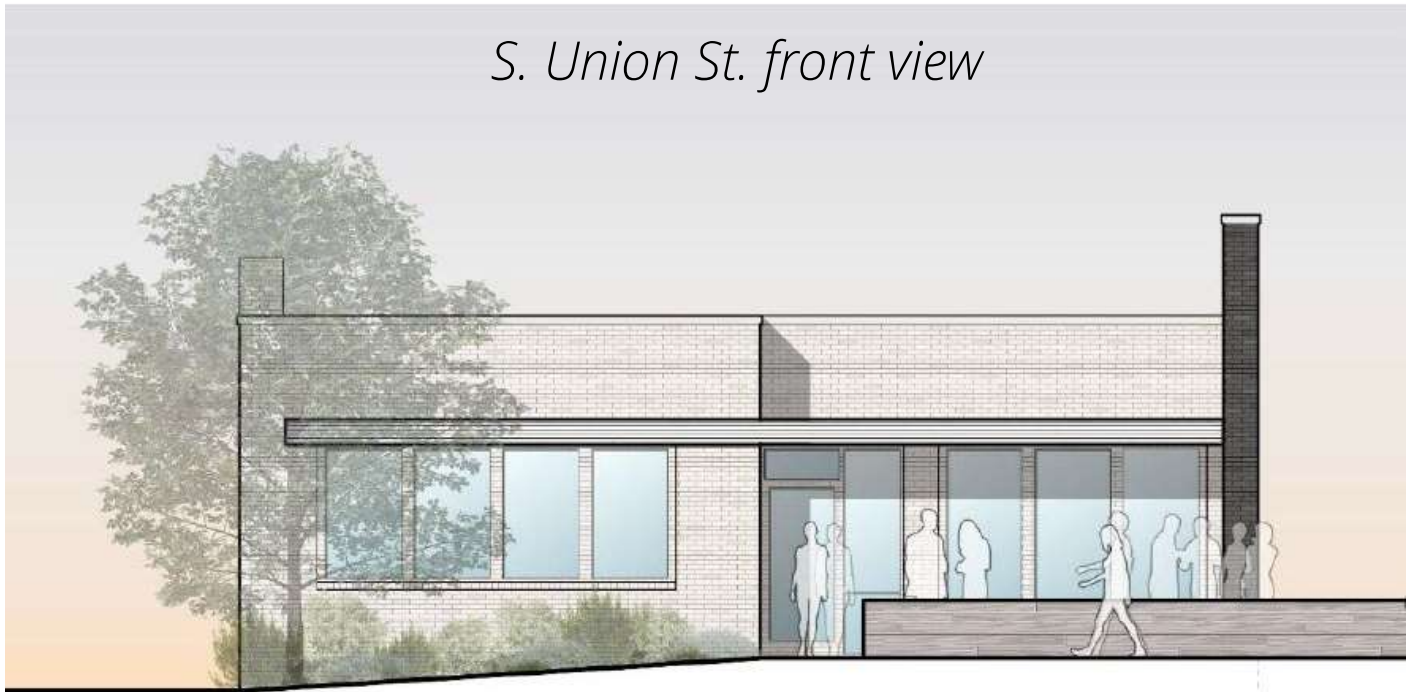


NEW TO MARKET - AVAILABLE FOR LEASE

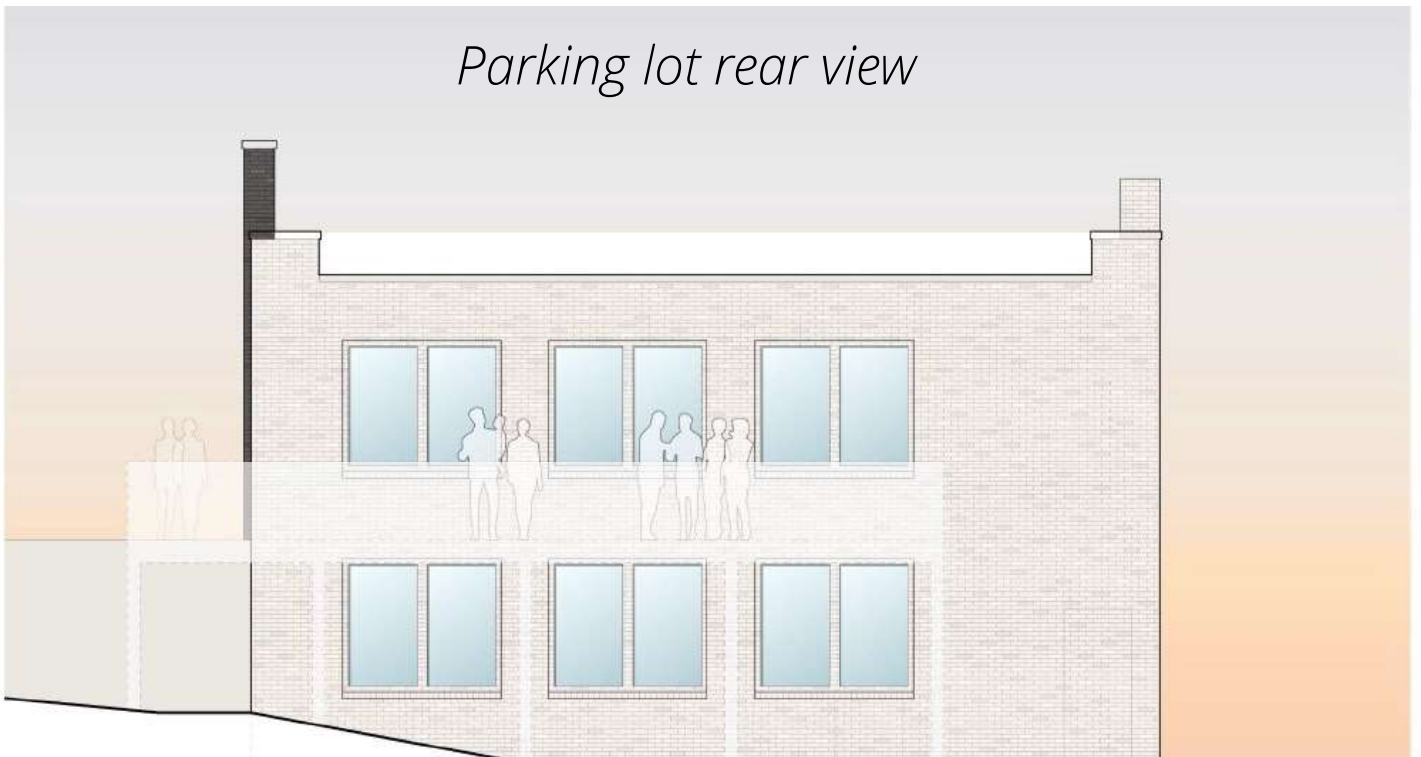
- 3,520 Square Feet - 2 story building with open, flexible layout.
- Rare C-1 zoned opportunity in the heart of Historic District, Downtown Concord.
- Ample Parking in rear lot and along side street; walking access to parking decks.
- High Visibility along Union Street, maintained hardscape and landscape.
- Conceptual work has been initiated for restaurant and retail use.
- Building shows in vanilla shell condition; infrastructure for custom buildout ready.
- Multiple restrooms on each floor.
- Both floors have exterior access; interior stairwell connecting floors.

167 UNION STREET SOUTH - EXTERIOR ELEVATION CONCEPTS

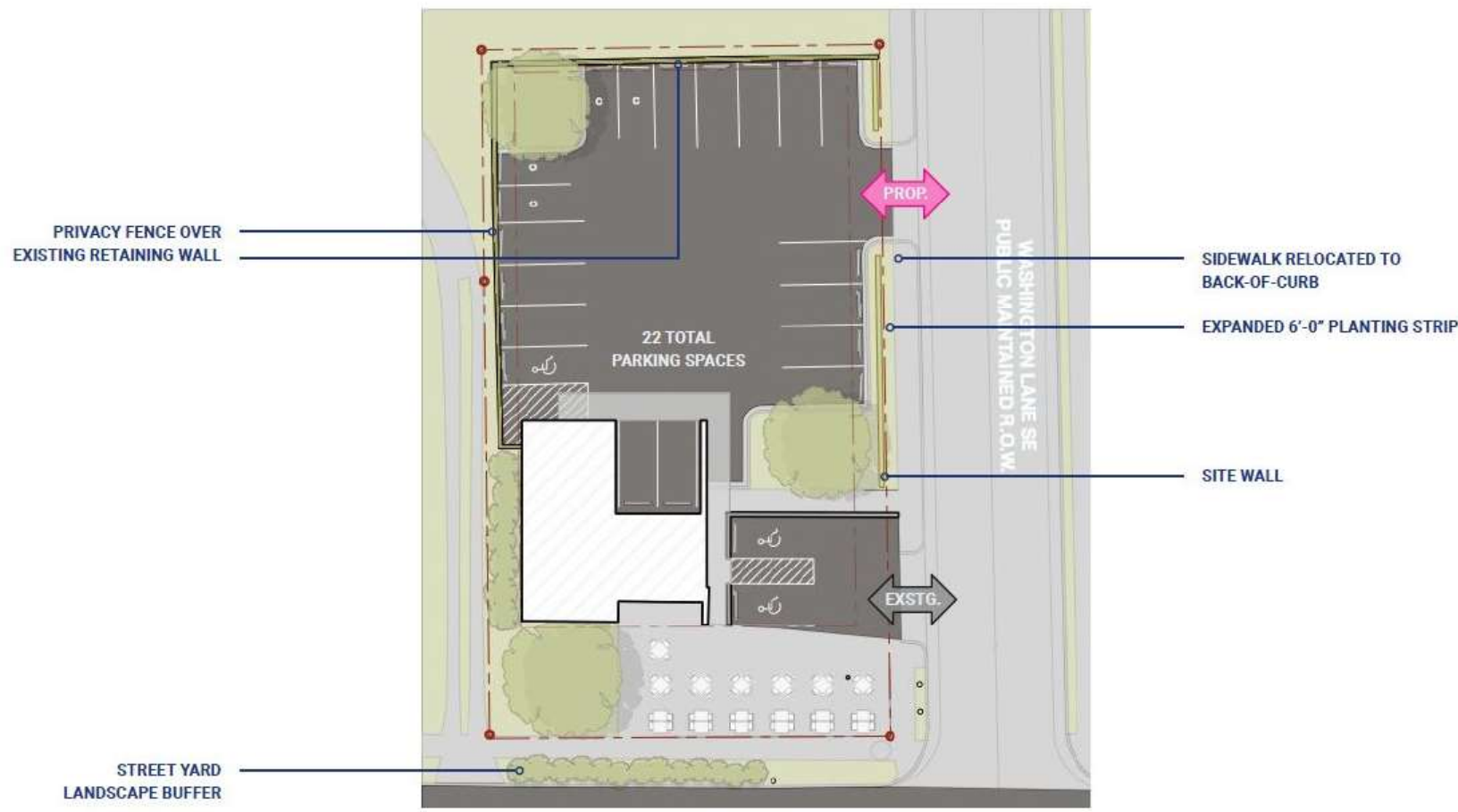
S. Union St. front view



Parking lot rear view

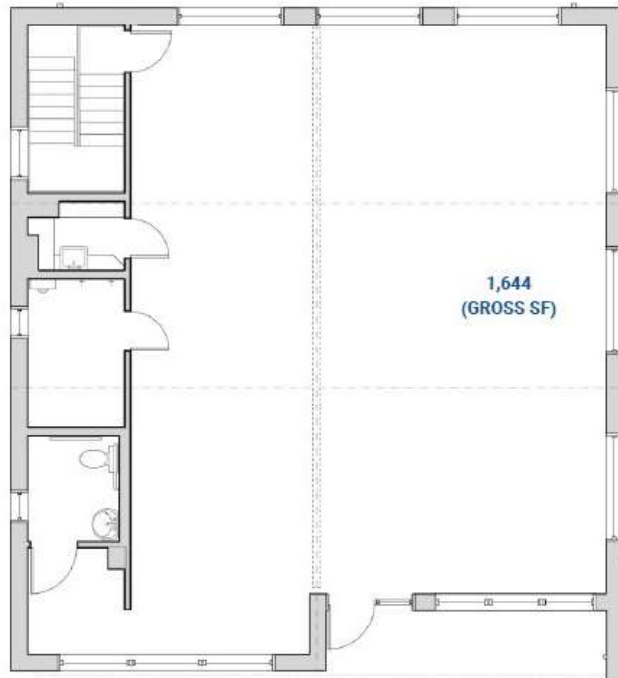


167 UNION STREET SOUTH - SITE PLAN

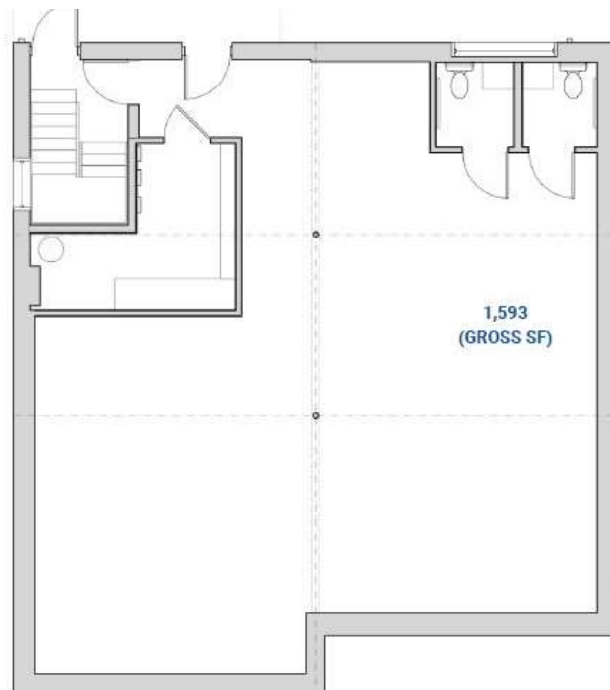


167 SOUTH UNION STREET - EXISTING FLOORPLANS

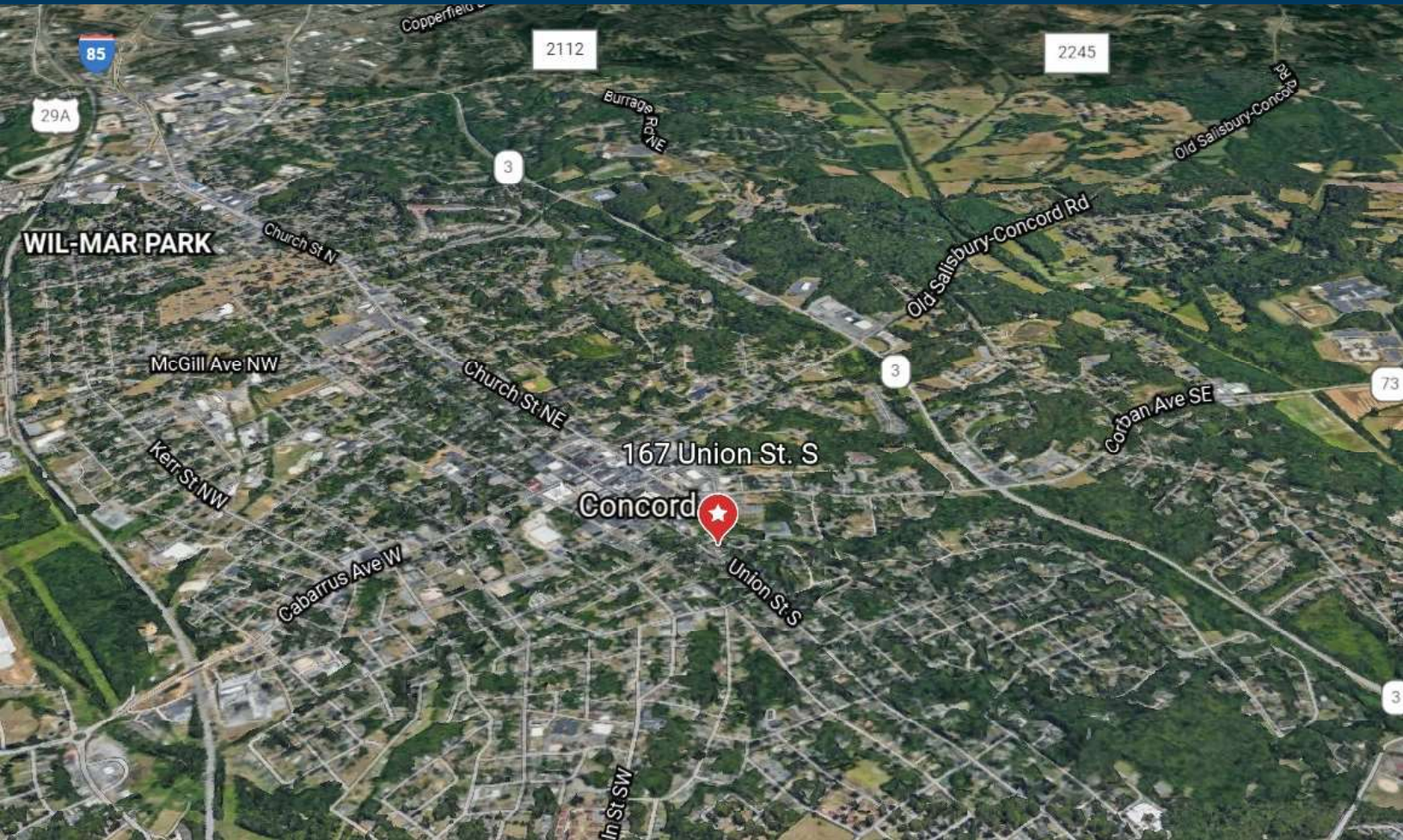
Street level



Lower Level



167 SOUTH UNION STREET - LOCATION



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