

5965 THUNDER RD NW. CONCORD, NC 28027



FOR LEASE:
2,000-6,000 SF

5965 Thunder Rd NW. | Concord, NC 28027
Parcel ID: 45895786840000

- 6,000 SF retail building for Lease ready for occupancy
- Spaces will be delivered in cold shell condition
- 42 Parking spots dedicated for site
- Site offers immediate access to Interstate I-85, I-485, Concord Mills Mall, Charlotte Motor Speedway, and many other local attractions
- Walmart Supercenter directly adjacent to site
- Many subdivisions and multifamily communities in close proximity
- FOR LEASE: \$26.00-\$28.00 NNN
- NNN EST. \$4.25 PER SF
- TIA AVAILABLE
- ZONING: C-2
- 15,000 VPD TRAFFIC COUNTS
- +/- 430 FT ROAD FRONTAGE ON DERITA RD.
- SIGNALIZED INTERSECTION
- DERITA RD. RECENTLY EXPANDED TO FOUR LANES

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MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,395	48,813	132,711
Avg. HH Income	\$79,067	\$87,088	\$77,849

*Source 2022 Esri Business Analyst

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HIGHLAND CREEK/
CHRISTENBURY
NEIGHBORHOODS

SYCAMORE AT CHRISTENBURY
275 APARTMENTS

SITE

BEXLEY VILLAGE
624 APARTMENTS

BEXLEY SQUARE
312 APARTMENTS

ASCENT AT MALLARD CREEK
262 APARTMENTS

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