

OFFICE/ RETAIL



FOR LEASE
NOW AVAILABLE

78 Church Street N | Concord, NC 28025

Excellent opportunity for a business in need of centrally located retail or office space. Only 1 minute from Downtown Concord and 4 minutes from Atrium Health Cabarrus hospital, each large employment centers. Easily walkable to local shops and restaurants. Short drive to I-85 and national retailers.

- ✓ \$17.23/SF
- ✓ +/- 4,000 - 6,000 SQUARE FEET
- ✓ EASY ACCESS TO I-85
- ✓ WALKABLE TO DOWNTOWN CONCORD
- ✓ CENTER CITY (CC) ZONING
- ✓ 11,000 VPD TRAFFIC COUNTS

**All information needs to be independently verified.*





INTERSTATE
85
Exit 58
5 minutes

CHIPOTLE
MEXICAN GRILL

Panera
BREAD

Chick-fil-A

LOWE'S

Harris Teeter
Neighborhood Food & Pharmacy


Atrium Health
Atrium Health Cabarrus
Hospital and surrounding
medical office
development.
4 minutes

 CABARRUS COUNTY
America Thrives Here

 CABARRUS CENTER
Innovation & Entrepreneurship

 **Concord**
HIGH PERFORMANCE LIVING

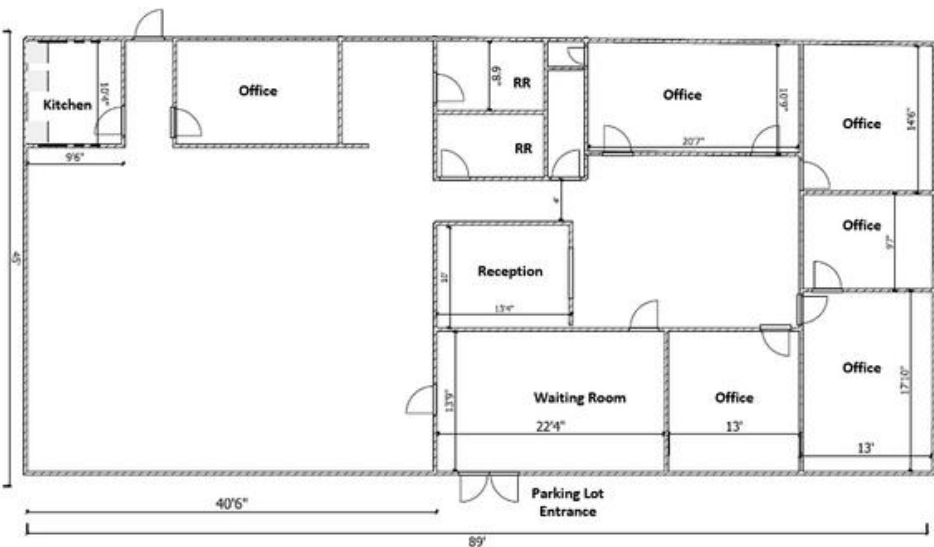
 POLICE

Downtown Concord
0.3 miles, 1 minute

- Many restaurants and amenities
- Cabarrus County government building
- City of Concord government building
- Cabarrus Courthouse
- Police and Sherriff Departments
- Cabarrus Center for Innovation and Entrepreneurship

SUBJECT PROPERTY
78 Church St
+/- 4,000 SF

- 5 minutes to I-85
- 30 minutes to Uptown Charlotte
- Walkable to Downtown Concord shops and restaurants
- Cabarrus County and City of Concord government buildings and Cabarrus Center for Innovation and Entrepreneurship within blocks



Note: Floorplan shown is +/-4,000SF. An additional +/-2,000SF of basement storage is also available.



Andrew Castrodale
Broker
980.354.3738
AndrewC@newbranchre.com

