

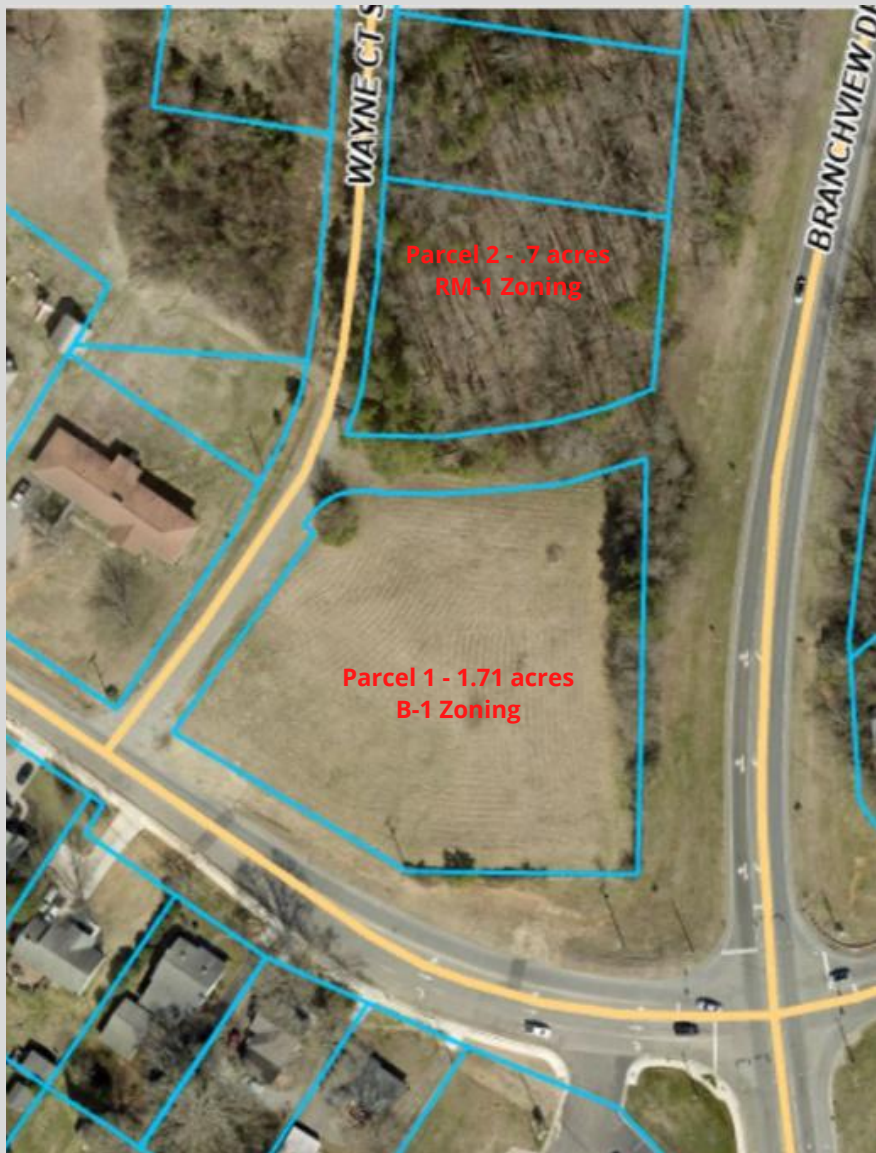
Concord, NC

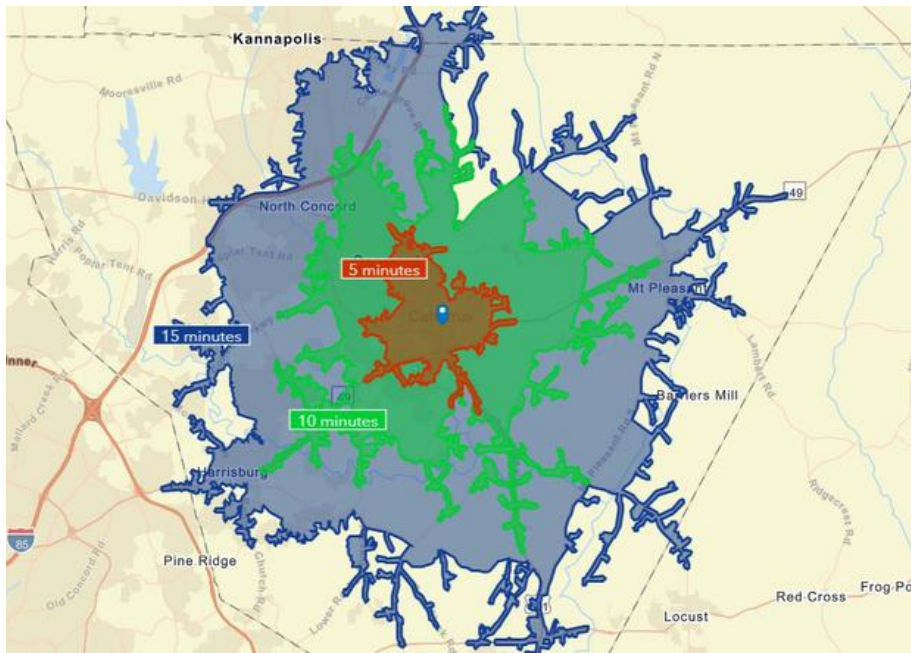


+/- 2.4 Acre Land Lease Opportunity

2 Parcels available for long-term land lease. Opportune corner at Branchview Drive (Highway 3) and South Union Street in the heart of Concord. Easement between the parcels allows for access through to Wayne Court. Prior NCDOT traffic study allows for full movement access through the site.

- **Pricing Negotiable**
- **BTS Available**
- **375' Frontage on S. Union**
- **435' Frontage on Branchview Dr.**
- **Water & Sewer Access at street**
- **B-1 Zoning accommodates wide range of business, community and retail uses.**





MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,419	35,402	64,568
Median HH Income	\$76,210	\$57,917	\$60,005

Flat topography and great access provide ideal corner for commercial development within City of Concord. Immediate proximity to Hwy 49 and Hwy 601. Traffic count over 25,000 units per day.



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