

## DOWNTOWN CONCORD RETAIL



**FOR LEASE**  
NOW AVAILABLE

56 UNION STREET S | Concord, NC 28025

+/- 5,000 SF of walkable retail, restaurant, or brewery space located in the heart of historic Downtown Concord. Up to +/-10,000SF available including basement. This walkable area is rapidly redeveloping with \$200+ million of public and private investment in the surrounding area including 300+ new apartment units. Cabarrus County and City of Concord government buildings and Cabarrus Center for Innovation and Entrepreneurship are within blocks.

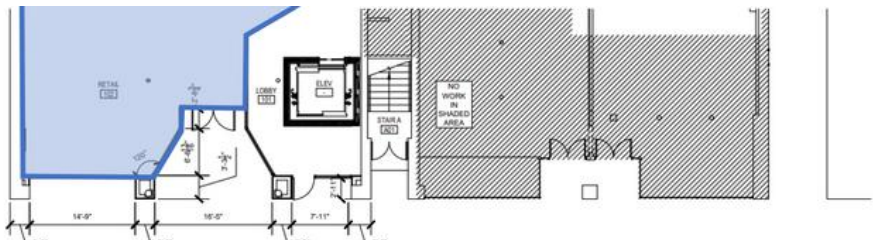
- ✓ \$24-28/SF NNN
- ✓ +/- 5,000 SQUARE FEET
- ✓ PUBLIC PARKING NEARBY
- ✓ 300+ NEW APARTMENTS IN AREA
- ✓ HISTORIC DOWNTOWN

*\*All information needs to be independently verified.*

# DOWNTOWN CONCORD RETAIL - 56 UNION

## PRELIMINARY DRAWINGS

+/- 5,000SF with retail storefront on Union Street.  
Additional area in the basement is also available.



Top: Preliminary floor plan of entrance to space. The remainder of the floor plan is open with a small mezzanine area.

Bottom: Retail storefront on Union Street.



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Broker

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**new branch**  
REAL ESTATE ADVISORS

# DOWNTOWN CONCORD RETAIL - 56 UNION

## NEW DEVELOPMENTS NEARBY

for more information visit  
<https://concorddowntown.com/>



# DOWNTOWN CONCORD RETAIL - 56 UNION

**\$200+ MILLION IN NEARBY  
PUBLIC AND PRIVATE INVESTMENT**  
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# DOWNTOWN CONCORD RETAIL - 56 UNION



- 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

## MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,598	41,882	92,781
Med. HH Income	\$43,195	\$53,750	\$62,507
Pop. Growth ('22-'27)	1.72%	1.33%	1.32%

\*Source 2022 Esri Business Analyst



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