



+/- 2,100 SF RETAIL



FOR LEASE
NOW AVAILABLE

1096 CONCORD PKWY #17 | Concord, NC 28027

+/- 2,100 SF endcap retail space located 6 minutes from I-85 and 3 minutes from Atrium Health Cabarrus Hospital. Many amenities and large national retailers nearby. Open floorplan would work well for many business types, including restaurant, brewery, salon, or professional services. Adjacent outdoor area could be improved to accommodate outdoor seating.

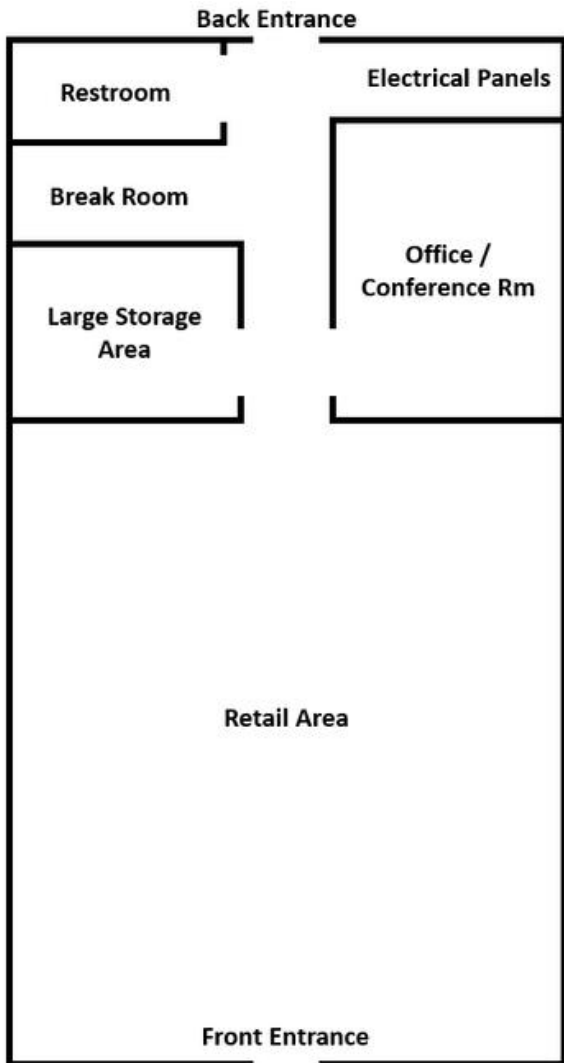
- ✓ \$20/SF MODIFIED GROSS
- ✓ +/- 2,100 SQUARE FEET
- ✓ 4.68 PARKING RATIO
- ✓ 30,500 VEHICLES PER DAY
- ✓ MINUTES FROM I-85 AND ATRIUM HEALTH CABARRUS

**All information needs to be independently verified.*

+/- 2,100SF RETAIL - CONCORD NC



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- Retail Area is +/- 1,500SF (30' wide x 50' deep)
- Back portion is +/- 600SF (30' wide x 20' deep)

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- 6 minutes to I-85
- 3 minutes to Atrium Health Cabarrus
- 25 minutes to Uptown Charlotte

MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,973	50,542	107,989
Med. HH Income	\$53,105	\$56,493	\$64,027
Pop. Growth ('22-'27)	1.86%	1.61%	1.34%
Tot. Employees	6,559	27,982	44,765

*Source 2022 Esri Business Analyst



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