

5985 THUNDER RD NW. CONCORD, NC 28027



FOR LEASE:
2,000 SF - 6,093 SF

5985 Thunder Rd NW. | Concord, NC 28027
Parcel ID:45895765320000

- 6,093 SF retail building for Lease currently under construction.
- Cold dark shell estimated to be delivered August/September 2023
- 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: \$25.00-\$27.00 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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