

OFFICE/RETAIL BUILDING



**FOR LEASE**  
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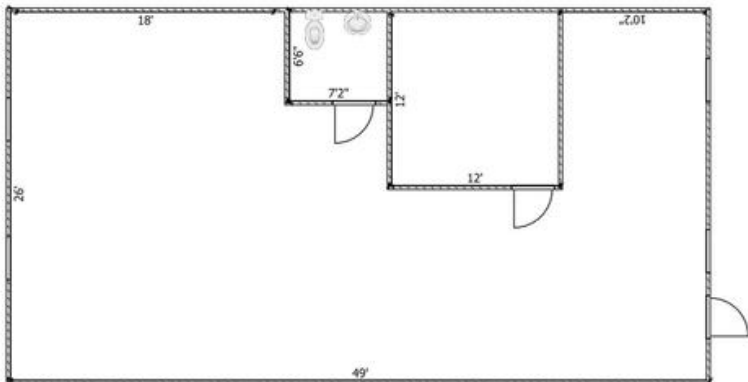
3630 Poplar Tent Rd Suite B  
**Concord, NC 28027**

This newly built out office space is ideal for small to mid-sized professionals and retail users. Featuring an open floor plan, it provides flexibility and functionality. Situated within a short driving distance, the property grants convenient access to amenities, such as restaurants, grocery stores, gyms, pharmacies, daycare centers, and more. Its location ensures easy interstate access, with a brief 5-minute drive to I-85.

- ✓ \$23 SF / \$2,440 MONTH
- ✓ MODIFIED GROSS
- ✓ +/- 1,274 SF AVAILABLE
- ✓ NEW CONSTRUCTION
- ✓ OPEN FLOOR PLAN
- ✓ O-I ZONING

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





\*Source 2023 Esri Business Analyst

## MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	6,580	44,716	106,932
<b>Avg. HH Income</b>	\$84,387	\$73,723	\$75,110
<b>Pop. Growth ('23-'28)</b>	1.44%	1.46%	1.22%



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