



OFFICE BUILDING

FOR LEASE
Now Available

3630 Poplar Tent Rd Suite B
Concord, NC 28027

This newly built out office space is ideal for small to mid-sized professionals. 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.

- ✓ \$2,150 MONTH
- ✓ MODIFIED GROSS
- ✓ +/- 1,123 SF AVAILABLE
- ✓ NEW CONSTRUCTION
- ✓ OPEN FLOOR PLAN
- ✓ O-I ZONING

**All information needs to be independently verified.*



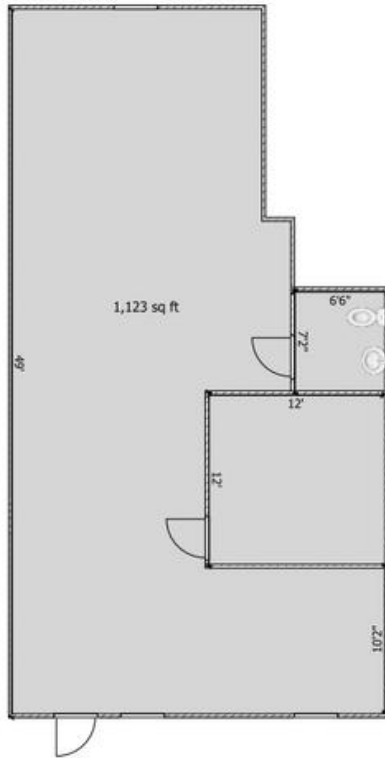




MARKET DEMOGRAPHICS

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

*Source 2023 Esri Business Analyst



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