

+/- 8,000 SF RETAIL



FOR LEASE / SALE

840 Florence Street NW  
Concord, NC 28027

+/- 8,000 SF free standing retail building located 6 minutes from I-85 and 3 minutes from Atrium Health Cabarrus Hospital. Many amenities and large national retailers nearby. Open floor plan would work well for many business types.

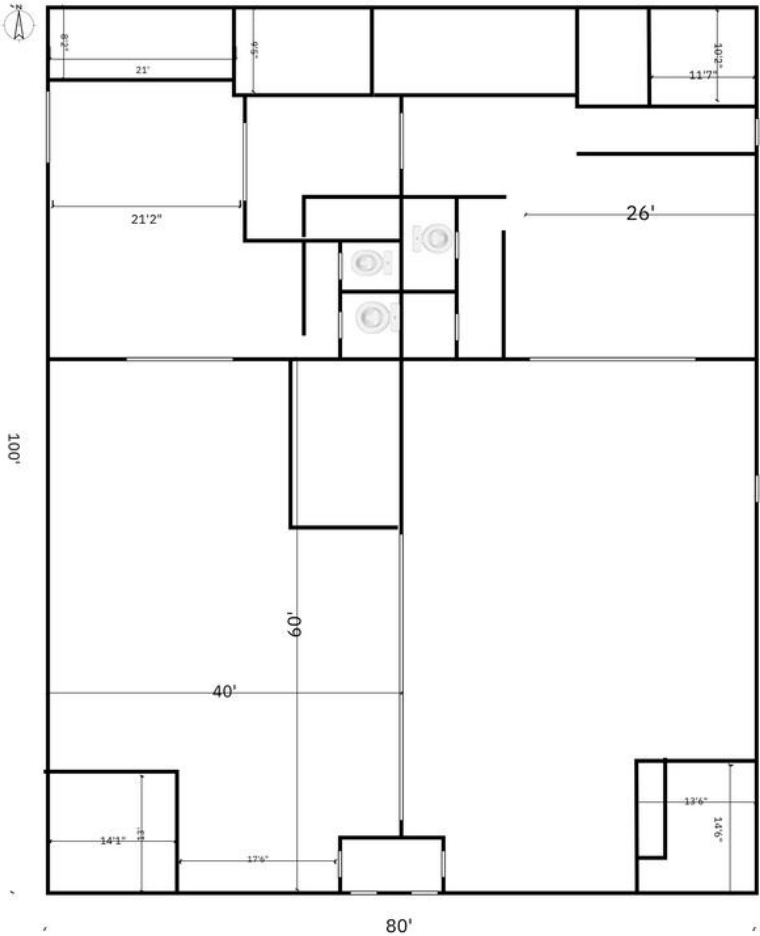
- ✓ AVAILABLE AUGUST 1, 2024
- ✓ \$12/SF NNN LEASE / \$8,000.00 MONTH
- ✓ FOR SALE: \$1,425,000
- ✓ +/- 8,000 SQUARE FEET
- ✓ +/- 23 PAVED PARKING SPACES
- ✓ 30,500 VEHICLES PER DAY
- ✓ C2: GENERAL COMMERCIAL DISTRICT ZONING

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

+/- 8,000SF RETAIL - CONCORD NC



## FLOOR PLAN



## Front Entrance

\*Floor plan is for representation purposes only. Needs to be independently verified.

# +/- 8,000SF RETAIL - CONCORD NC



- 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



**Thomas Moore**  
Broker  
980.354.3738  
thomasM@newbranchre.com



**Mark Hermans**  
Broker  
980.354.3702  
markh@newbranchre.com