

+/- 5,680 SF RETAIL/OFFICE



**FOR LEASE**  
AVAILABLE NOVEMBER 1, 2024

815 Church Street | **Concord, NC 28025**

+/- 5,680 SF of retail/office space located on the main level of a multi-tenant building with 92' of frontage along Church Street in Concord, NC. Open floor plan would work well for many business types. Many amenities and large national retailers nearby.

- ✓ \$14/SF NNN / \$6,626.67 MONTH
- ✓ +/- 5,680 SQUARE FEET
- ✓ C-2 GENERAL COMMERCIAL DISTRICT ZONING
- ✓ 19,000 VEHICLES PER DAY
- ✓ MINUTES AWAY FROM I-85, ATRIUM HEALTH CONCORD, AND DOWNTOWN CONCORD

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

+/- 5,680 SF RETAIL/OFFICE - CONCORD NC

## FRONT OFFICE PHOTOS



+/- 5,680 SF RETAIL/OFFICE - CONCORD NC

## BACK OFFICE PHOTOS

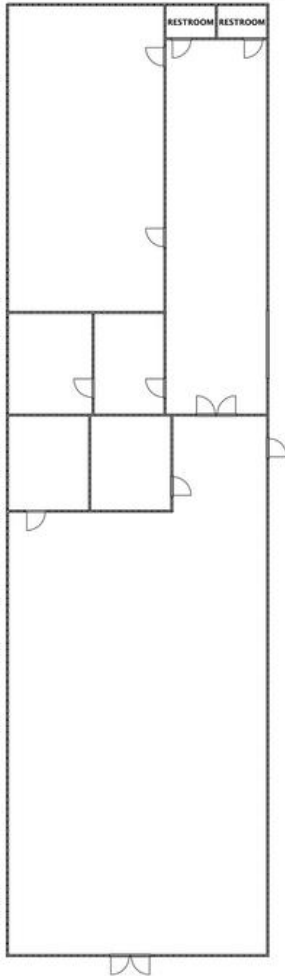


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## EXTERIOR PHOTOS



### FLOOR PLAN



**Front Entrance**

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

## PROPERTY/BUILDING FEATURES

**Total Square Feet:** 5,680 SF

**Year Built:** 1958

**Total Acres:** 0.49 Acres

**Zoning:** City of Concord, C-2 General Commercial District

**Parking:** +/- 19 Paved Parking Spaces (3.35 parking ratio)

**Power:** One (1) 3-Phase 125 Amp 240V Electrical Panel

**Lighting:** Fluorescent Light (Ballast Fixtures)

**Sprinkler System:** None

**Ceiling Height:** +/- 11"

**Loading Dock Door:** (1) One manual door (not at true dock height)

**Floors:** Carpet throughout and Tile in restroom area

**HVAC:** The building has full HVAC and Heat

## MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<i>Population</i>	6,351	42,669	59,566
<i>Med. HH Income</i>	\$56,102	\$58,059	\$71,977
<i>Pop. Growth ('24-'29)</i>	1.17%	2.27%	1.29%
<i>Tot. Employees</i>	8,311	20,905	18,372

\*Source 2024 Esri Business Analyst



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Broker

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