

RETAIL SPACE

For Lease

**FOR LEASE** 209 Branchview Dr. Suite B & C | Concord, NC 28025  
NOW AVAILABLE

Prime retail building located just off the highly traveled Branchview Dr in Concord, offering excellent visibility and accessibility. Conveniently situated within minutes of major routes: I-85 (10 min.), Hwy 29 (7 min.), Hwy 73 (8 min.), and downtown Concord (4 min.). This versatile space is ideal for a variety of general commercial uses, featuring high clear height, fully air-conditioned interiors, and an additional 900 SF mezzanine for extra storage.

- ✓ RATE: \$12.75 - 18 PER SF NNN
- ✓ 1,340 - 7,606 SQ. FT.
- ✓ 20,500 DAILY TRAFFIC COUNTS
- ✓ ±35 PARKING SPACES
- ✓ COMMERCIAL C-1 ZONING
- ✓ CLOSE TO CITY GREENWAY

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

## Property Details and Price Breakdown

### Combined Suites B & C:

- **Square Feet:** 7,606 SF (\*has additional 900 SF Mezzanine)
- **Rate:** \$12.75 SF NNN
- **Estimated Nets:** \$2.27 Per SF
- **Gross Rate:** \$9,520 / month

### Suite C:

- **Square Feet:** 6,266 SF (\*has additional 900 SF Mezzanine)
- **Rate:** \$13.50 SF NNN
- **Estimated Nets:** \$2.27 Per SF
- **Gross Rate:** \$8,235 / month

### Suite B:

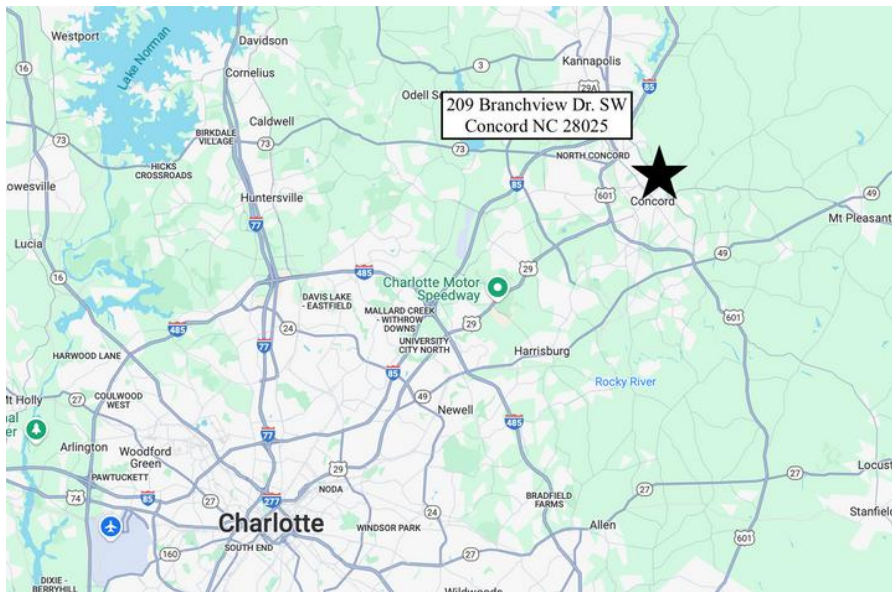
- **Square Feet:** 1,340 SF
- **Rate:** \$18.00 SF NNN
- **Estimated Nets:** \$2.27 per SF
- **Gross Rate:** \$2,264 / month



# ADDITIONAL PHOTOS



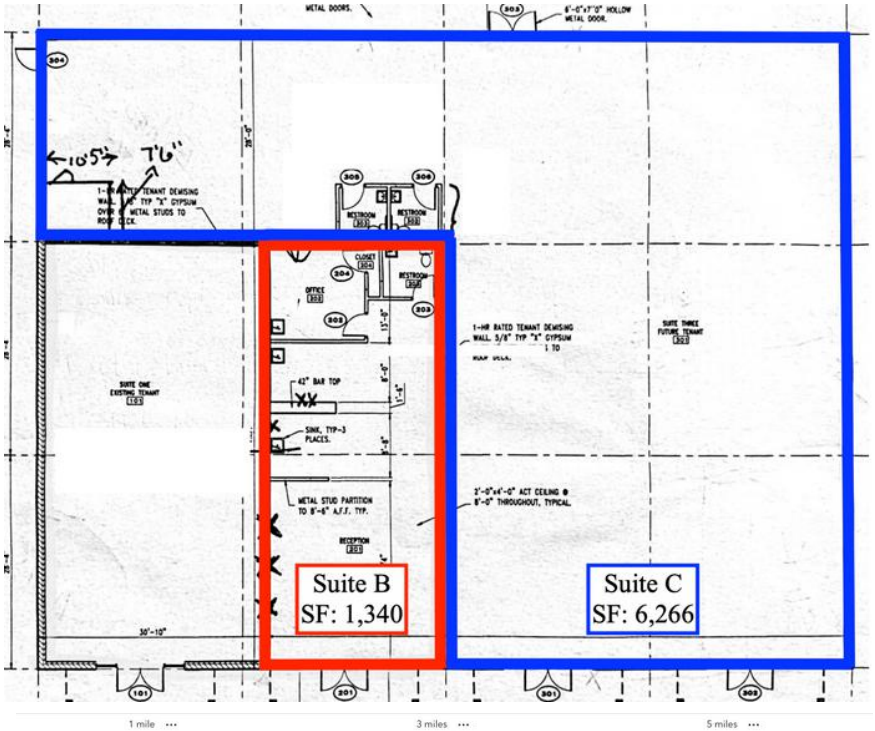
## Location Overview



### Location:

- ± 1 Miles from Downtown Concord (4 Min. Drive)
- ± 26 Miles from Downtown Charlotte (30 Min. Drive)
- ± 3 Miles from I-85 (10 Min. Drive)
- ± 3 Miles from Hwy 29 (7 Min. Drive)

# FLOOR PLAN & DEMOGRAPHICS



6,377 Population	2,486 Households	2.35 Avg Size Household	36,514 Population	14,075 Households	2.52 Avg Size Household	89,968 Population	33,996 Households	2.60 Avg Size Household
38.0 Median Age	\$60,790 Median Household Income	\$321,903 Median Home Value	38.4 Median Age	\$59,599 Median Household Income	\$264,331 Median Home Value	37.3 Median Age	\$65,248 Median Household Income	\$307,698 Median Home Value
72 Wealth Index	75 Housing Affordability	72 Diversity Index	73 Wealth Index	90 Housing Affordability	76 Diversity Index	78 Wealth Index	84 Housing Affordability	74 Diversity Index

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