

RETAIL SPACE



FOR LEASE
NOW AVAILABLE

350 McGill Ave Dr. Suite 1 & 2 | Concord, NC 28027

Prime retail building located just off the highly traveled McGill Ave in Concord, offering excellent visibility and accessibility. Conveniently situated within minutes of major routes: I-85 (6 min.), Hwy 29 (1 min.), Hwy 73 (5 min.), and downtown Concord (5 min.). This versatile space is ideal for a variety of general commercial/retail uses, featuring high ceilings, functional floor plans, large windows for natural light, and many nearby amenities.

- ✓ 18 PER SF NNN (NETS \$3.23)
- ✓ 2,137 - 4,274 SQ. FT.
- ✓ 15,000 DAILY TRAFFIC COUNTS
- ✓ ±32 PARKING SPACES
- ✓ COMMERCIAL C-1 ZONING
- ✓ ADJACENT TO GIBSON MILL

**All information needs to be independently verified.*

Property Details and Price Breakdown

Combined Suites 1 & 2:

- o **Square Feet:** 4,274 SF
- o **Rate:** \$18.00 SF NNN
- o **Estimated Nets:** \$3.23 Per SF
- o **Gross Rate:** \$7,560 / month

Suite 1:

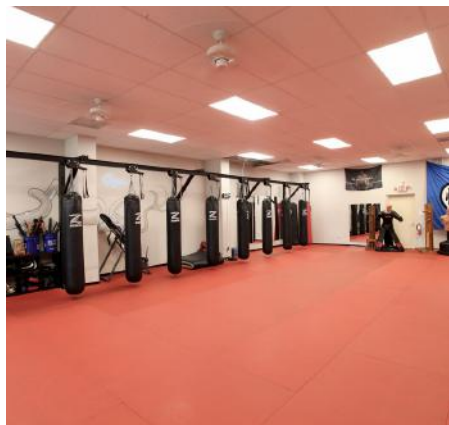
- o **Square Feet:** 2,137 SF
- o **Rate:** \$18 SF NNN
- o **Estimated Nets:** \$3.23 Per SF
- o **Gross Rate:** \$3,780 / month

Suite 2:

- o **Square Feet:** 2,137 SF
- o **Rate:** \$18 SF NNN
- o **Estimated Nets:** \$3.23 Per SF
- o **Gross Rate:** \$3,780 / month



ADDITIONAL PHOTOS



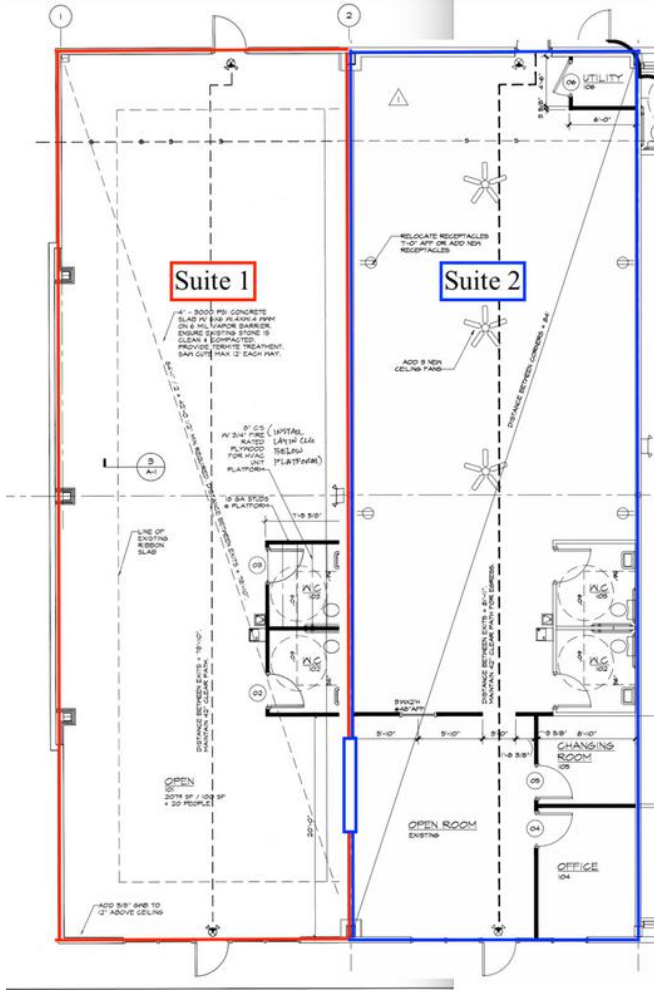
Location Overview



Location:

- ± 2 Miles from Downtown Concord (5 Min. Drive)
- ± 24 Miles from Downtown Charlotte (28 Min. Drive)
- ± 3 Miles from I-85 (8 Min. Drive)
- ± 1 Miles from Hwy 29 (1 Min. Drive)

FLOOR PLAN



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Broker/Partner

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