



## 209 BRANCHVIEW DR NE CONCORD, NC 28025

### For Sale/Lease

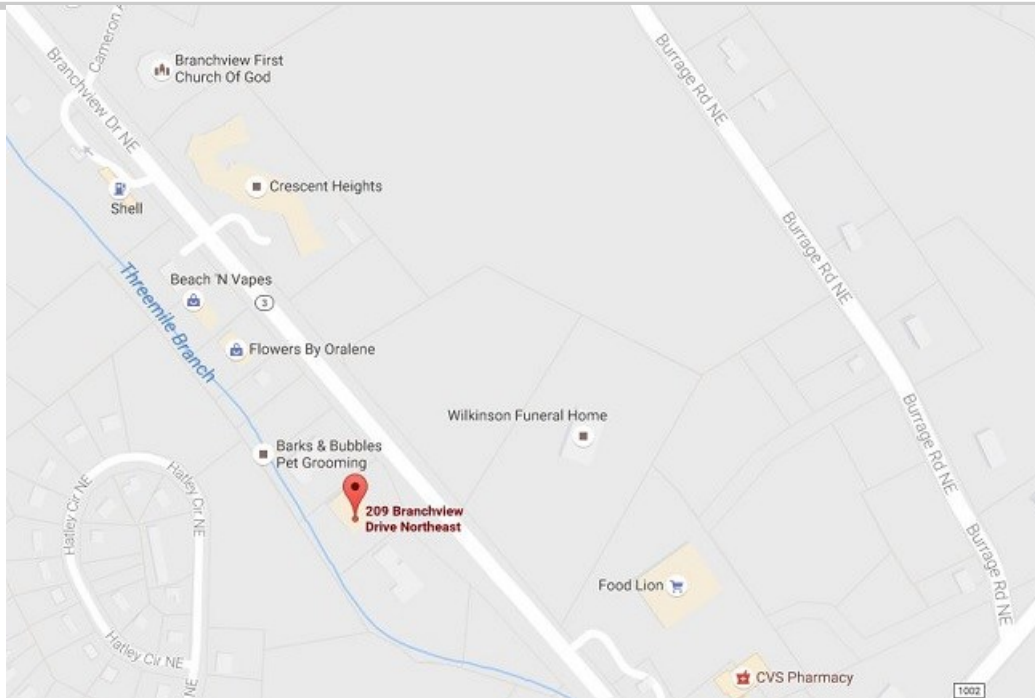
- ◆ +/- 1.12 acres
- ◆ Zoned C-1
- ◆ 20,000 VPD (ESRI-2014)
- ◆ Office, Gathering area, kitchen, 3 bathrooms and storage areas
- ◆ For Sale \$ 539,000
- ◆ For Lease: \$8.00 SF Gross

Flex space available that could be a great fit for a recreational, industrial, or retail user.

High traffic and visibility located on Branchview Drive.

Could suit a general contractor, discount retailer, gymnastic/dance studio, or automotive related user

Approx. 1 mile from downtown Concord



## Harris Morrison Company

363 CHURCH STREET NORTH, SUITE 240, CONCORD, NC 28025

704-786-8888

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## Property Specifications

Address 209 Branchview Dr NE  
Concord, NC 28025

County Cabarrus

Available SF +/- 9,240 1st floor  
+/- 2,520 2nd floor

Zoning C-1

Constructed 1990

Parking 40 parking spaces

Interstate Access

US-29 < 3 miles  
I-85 < 3 miles  
HWY 73 < 1 mile

