



10010-10060 EDISON SQUARE DR, CONCORD, NC

EDISON SQUARE

RETAIL & OFFICE AVAILABLE FOR LEASE



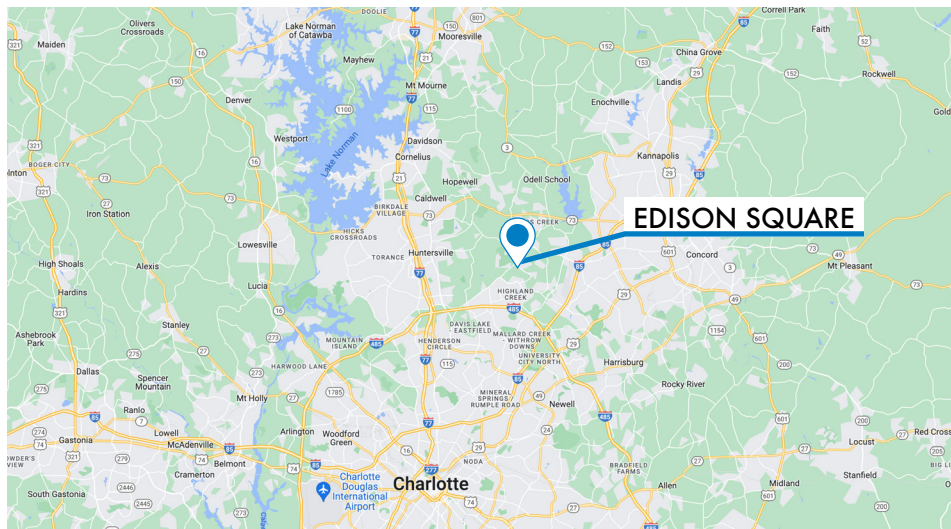
RETAIL & OFFICE FOR LEASE

10010-10060 EDISON SQUARE DR

CONCORD, NC

PROPERTY INFORMATION

- Retail, office, and medical space available for lease in this two-story neighborhood center
- Located in rapidly growing Concord surround by extensive residential development and boasting high area demographics
- Adjacent to Skybook Golf Club
- Lighted access on Ellenwood Road along with 4 points of ingress/egress
- High quality medical office tenants and multiple well established restaurants on property that generate consistent daytime and evening traffic
- Additional .3 acre outparcel available for ground lease or for upto 4,800 SF build-to-suit building



AREA OVERVIEW



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,620	47,929	106,836
Projected Population (2027)	9,929	54,341	120,111
Median Age	36.2	35.8	36.8
Households (2022)	2,800	16,455	37,933
Avg. Household Income	\$163,020	\$127,145	\$122,393
Median Home Value	\$349,212	\$295,047	\$289,342

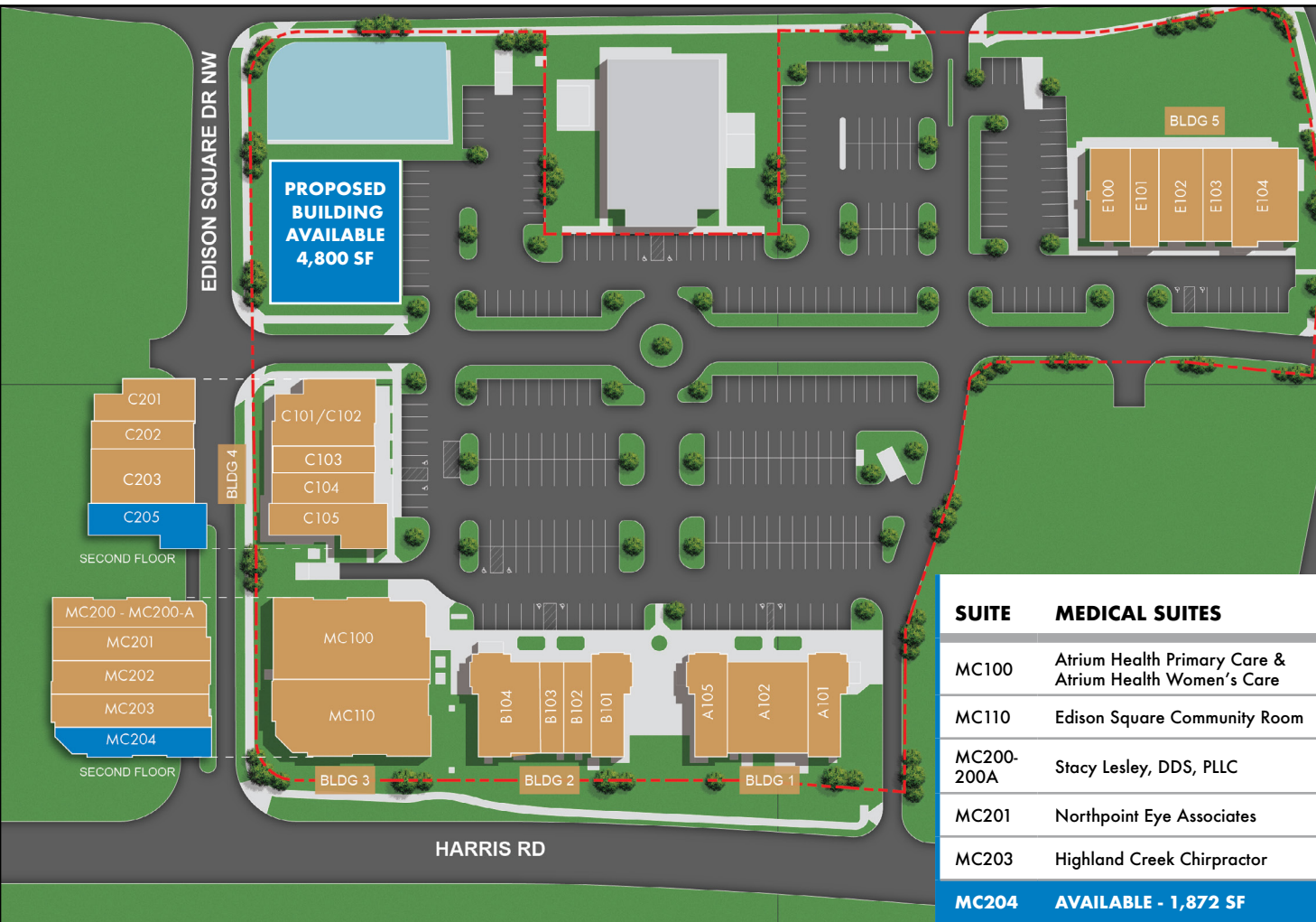


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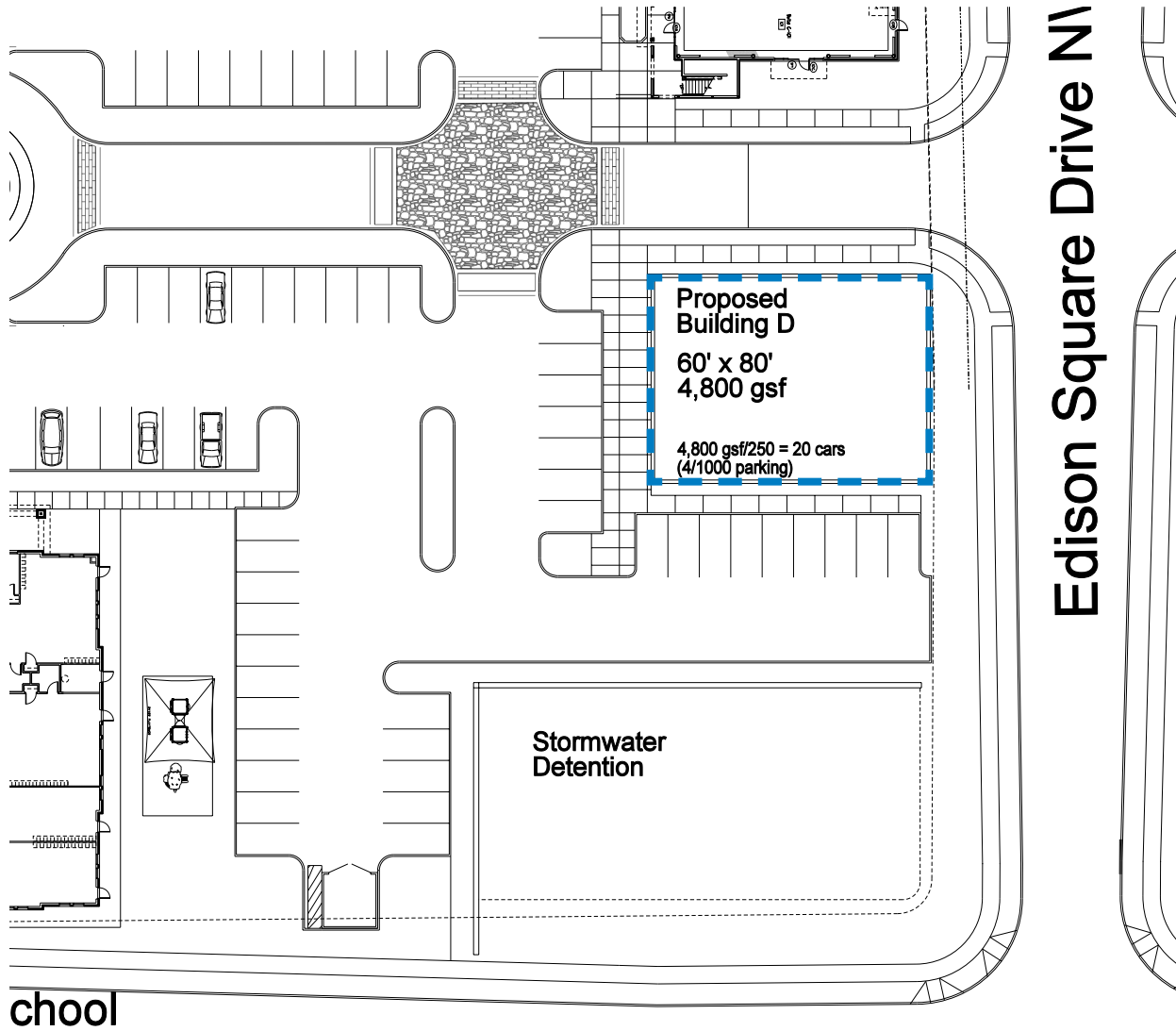
SITE PLAN

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SUITE	RETAIL TENANTS	SF
A101	Papa John's	1,634
A102	Highlands Pet Hospital	2,538
A105	The Sweet Spot	2,903
B101	Pippa's Cafe	1,633
B102	Edison Cleaners	1,296
B103	Noa Spa	1,269
B104	Zammitti & Gidaly Orthodontics	2,903
C101-102	Basilico Italiano	3,100
C103	Eye Level Tutoring	1,396
C104	La Autentica	1,396
C105	Select Physical Therapy	1,452
C201-202	Romp n' Roll	3,748
C203	Couture Massage	2,064
C205	AVAILABLE	1,706
E100	Abbott's Frozen Custard	1,461
E101	Sambuco Barber Co.	1,415
E102	Leased	2,295
E103	Edward Jones	1,127
E104	Rice N' Spice Market	3,108
Proposed	AVAILABLE	4,800

SUITE	MEDICAL SUITES
MC100	Atrium Health Primary Care & Atrium Health Women's Care
MC110	Edison Square Community Room
MC200-200A	Stacy Lesley, DDS, PLLC
MC201	Northpoint Eye Associates
MC203	Highland Creek Chiropractor
MC204	AVAILABLE - 1,872 SF
MC205	Best Brain Concord



Edison Square Drive N



MC204 - SECOND GENERATION MEDICAL OFFICE SPACE



