

# Make History Downtown

18 Cabarrus Ave. East Concord, NC 28025

- 960 +/- sq. ft. For Lease
- Office or Retail Space
- Center City Zoning



## Property Spotlight

- **960 +/- sq. ft. zoned Center City.**
- **Freshly painted interior, and exterior to be painted as well. Laminate flooring.**
- **Loads of natural light and exposure to ample traffic. NC Dot shows approx 9,600 cars per day pass this spot!**
- **Space features the last historic awning in place in the downtown district. A great landmark to reference to clients coming to your location.**
- **The space is divided into a large open room facing the street, a smaller storage room with a separate office and a private bathroom.**
- **\$1,750 per month. Lease term negotiable.**
- **You can take advantage of the improved traffic and tenant mix coming to downtown Concord, but not have to worry about construction detours happening on Union.**
- **A major streetscape investment is underway. Slated to be completed in 2024, it includes 22' sidewalks, improved lighting, landscaping and more.**
- **A \$100 Million, 250,000 sq. ft. addition and renovation underway at the Cabarrus County courthouse will be completed in 2023/2024.**
- **Additional \$70+ million private investment adding over 300 apartments to the downtown. Scheduled completion is 2023/2024.**



## Demographic Overview

### 18 Cabarrus Ave. East Concord, NC 28025

2022 Summary	1 Mile	3 Miles	5 Miles
Population	10,618	31,434	50,164
Households	3,847	12,505	18,531
Families	2,243	7,860	13,114
Average Household Size	3.36	3.12	3.19
Median Age	34.7	38.5	36.9
Median Household Income	\$43,180	\$56,937	\$71,760

2027 Summary	1 Mile	3 Miles	5 Miles
Population	11,562	33,360	53,505
Households	4,198	13,274	19,739
Families	2,441	8,301	13,918
Average Household Size	3.37	3.13	3.20
Median Age	34.7	39.2	37.2
Median Household Income	\$51,919	\$68,151	\$84,856



# Employment Overview

*In proximity to 18 Cabarrus Ave. East*

2022 Summary	1Mile	3Miles	5 Miles
Total Businesses	605	1,557	1,329
Total Employees	4,538	18,780	13,948

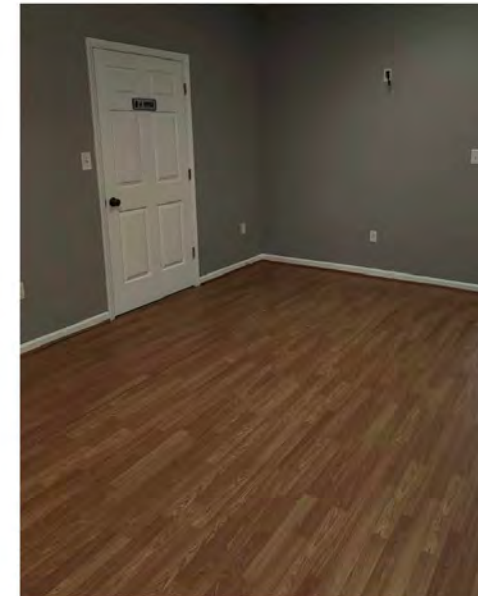
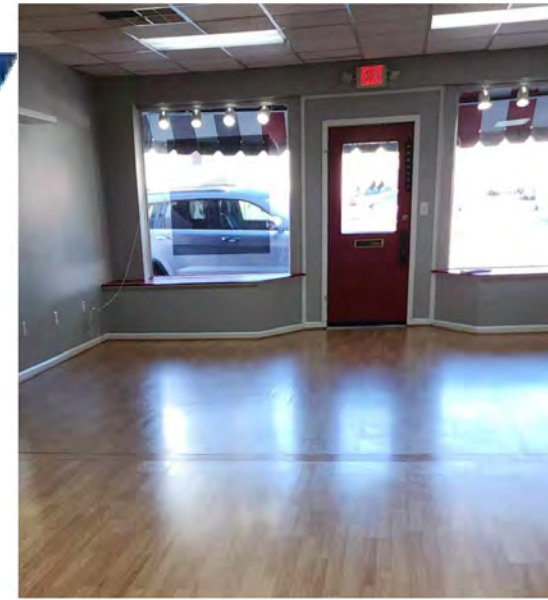
- Downtown employers include the Cabarrus County courthouse, government center, and sheriffs department. City of Concord offices and police department. Not to mention numerous professional and small businesses.

## Area employers include:

- Celegard
- Legrand
- Lilly
- Red Bull
- Ball Metal Beverage
- Golden Home
- Carvana
- Shoe Show
- Westrock Coffee
- Atrium
- In addition, the area is home to diversified industries such as advanced manufacturing, logistics, automobile/motorsports, aerospace and more.



# Ready For Your Vision



Current State

# A Taste Of Downtown Concord



## About Concord



Concord is the county seat of Cabarrus County, which is now home to over 230,000 residents. The Concord area has led the way since the nearby discovery of gold, the founding of Cannon Mills, the Charlotte Motor Speedway and more.

In addition to the speedway, which hosts two major NASCAR events each year, Concord also boasts Concord Mills, the largest outlet in the state.

Concord can be accessed via I-85, US Hwy 29 and 49, and state hwy 73 and 601.

Downtown Concord is surrounded by a historic district that includes over 100 historically significant homes. This surrounding district and the vibrant downtown lends itself to a unique visitors experience, something that cannot be replicated in other communities.

There is a growing public and private art movement in Concord, making for the preservation of "ghost" signs to modern sculptures. Plus, downtown is host to numerous festivals, events and North Carolina's oldest Christmas parade.





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