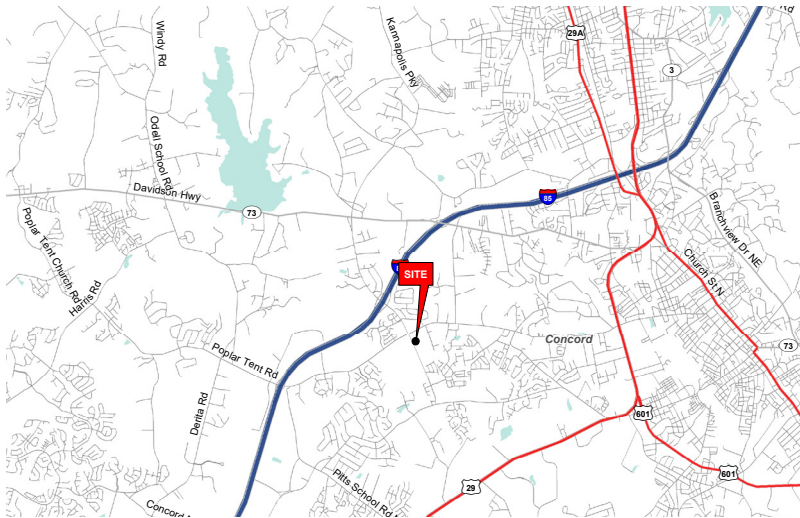




POPLAR CROSSING

5303 POPLAR TENT RD | CONCORD, NC 28027



PROPERTY INFORMATION

Space Available:	1,200 SF
Lease Rate:	Please Call
Est. TICAM:	\$4.25 PSF
Zoning:	C-2

PROPERTY HIGHLIGHTS

Poplar Crossing is a Food Lion anchored neighborhood shopping center in a rapidly growing submarket of Concord. It is located less than 0.5 mile from the I-85 interchange.

Nearby retailers include: Target, Dick's Sporting Goods, PetSmart, Party City, Marshalls, and Best Buy.

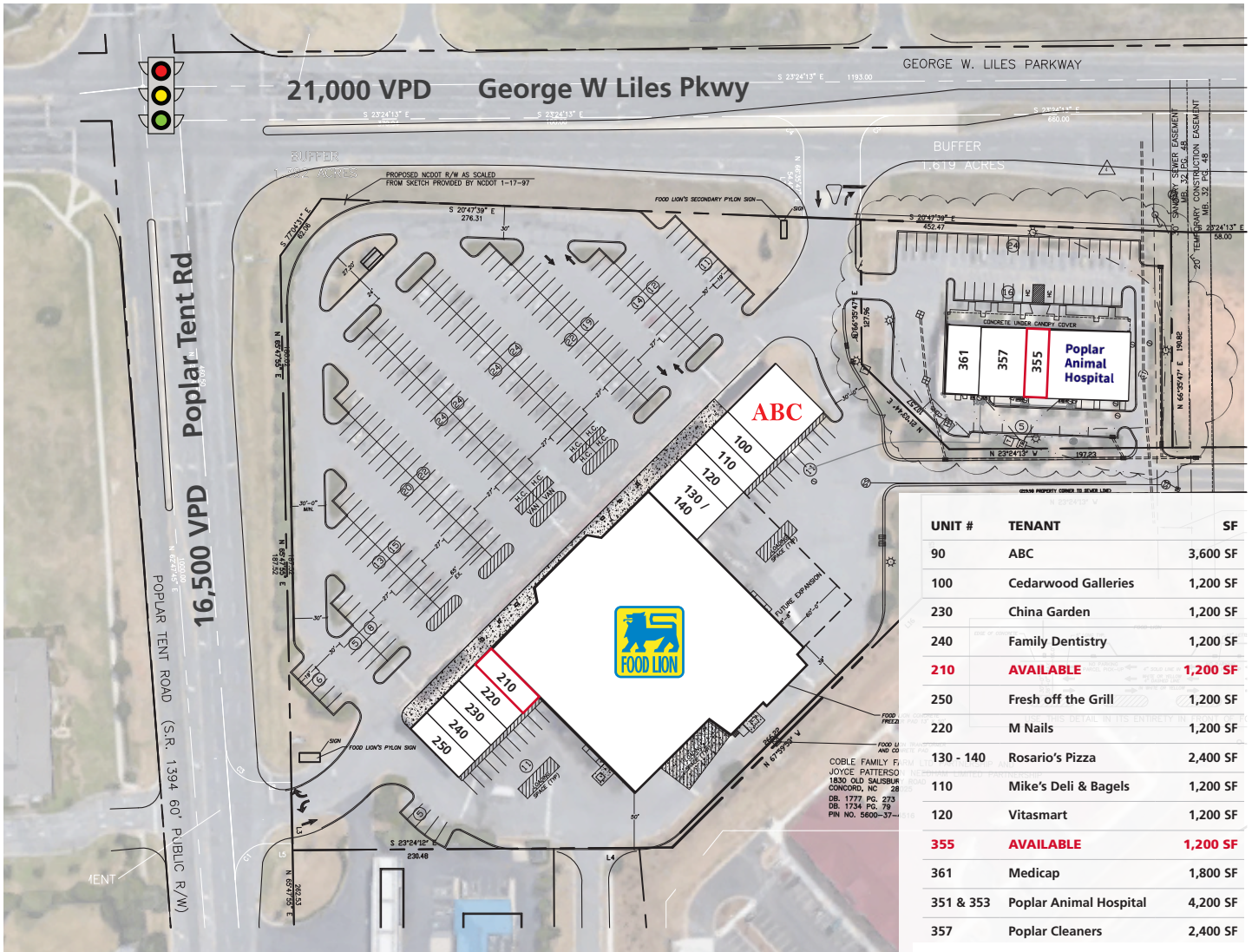
Excellent opportunity for a full-service hair salon, light office, medical, dental, physical therapy or boutique fitness user.

DEMOGRAPHICS (2019)	1 MILE	3 MILE	5 MILE
POPULATION	7,116	32,912	97,222
AVERAGE HH INCOME	\$100,431	\$91,237	\$86,502
MEDIAN HH INCOME	\$86,016	\$80,549	\$74,245
BUSINESS ESTABLISHMENTS	292	1,160	4,354
DAYTIME EMPLOYMENT	3,386	14,395	48,871

© 2020 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

POPLAR CROSSING

5303 POPLAR TENT RD | CONCORD, NC 28027



NCDOT (2019) - 21,000 VPD on George W Liles Pkwy | 16,500 VPD on Poplar Tent Rd



© 2020 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

