

RETAIL BUILDING



FOR LEASE  
NOW AVAILABLE

380 McGill Ave NW | Concord, NC 28027

This unique retail building would be perfect for a small retail business. The property features a roll-up door, natural lighting, area for an outdoor patio, and great visibility on McGill Ave. Close proximity to downtown Concord, Gibson Mill, restaurants, Carolinas Medical Center NE, retail, and more.

- ✓ RATE: \$12.51 SF GROSS / \$1,750 MONTH
- ✓ +/- 1,679 SF AVAILABLE
- ✓ C-2 COMMERCIAL ZONING
- ✓ +/- 100 FT OF FRONTAGE
- ✓ ADDITIONAL LAND AVAILABLE

*\*All information needs to be independently verified.*



## MARKET DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<i>Population</i>	5,228	46,858	100,611
<i>Avg. HH Income</i>	\$37,824	\$47,456	\$54,195
<i>Pop. Growth ('18-'23)</i>	1.06%	1.13%	1.28%

\*Source 2019 Esri Business Analyst



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