



Available for Sale or Lease
745 Cabarrus Ave. W
Concord, NC 28027

ABOUT

Well-maintained Office Building located in high profile location at busy intersection (US 601 & Cabarrus Ave. W) and just blocks from Hwy 29. Multiple restaurants and retail venues are within walking distance. Additional adjacent lot is available (0.9 Acres).

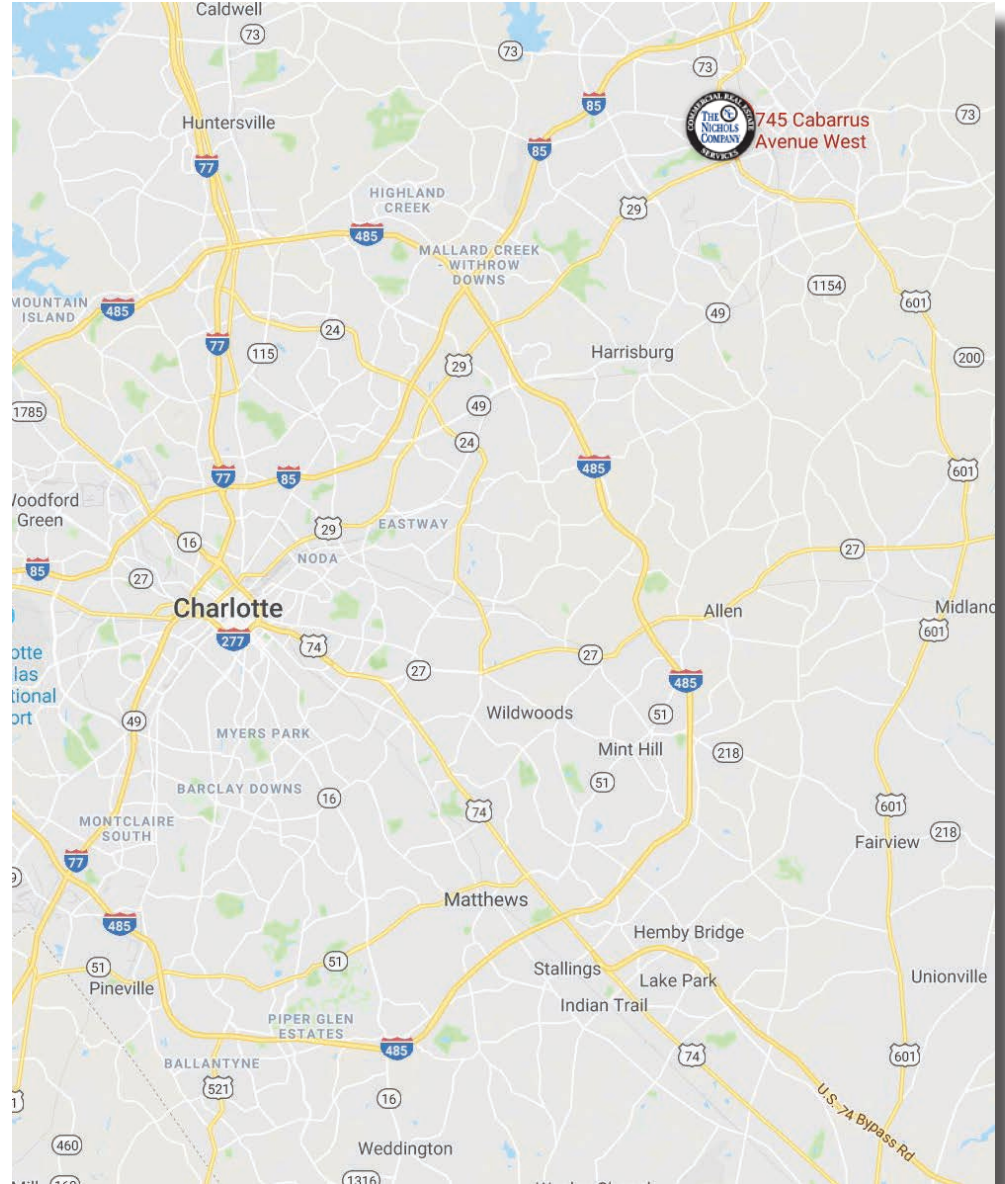
PROPERTY DETAILS

- +/- 21,092 SF (Three levels) Available Office
- +/- 0.9 AC additional adjacent lot Available
- Zoned C-2
- Lease Rate: \$13/sf Mod. Gross
- Sale Price: \$1,200,000

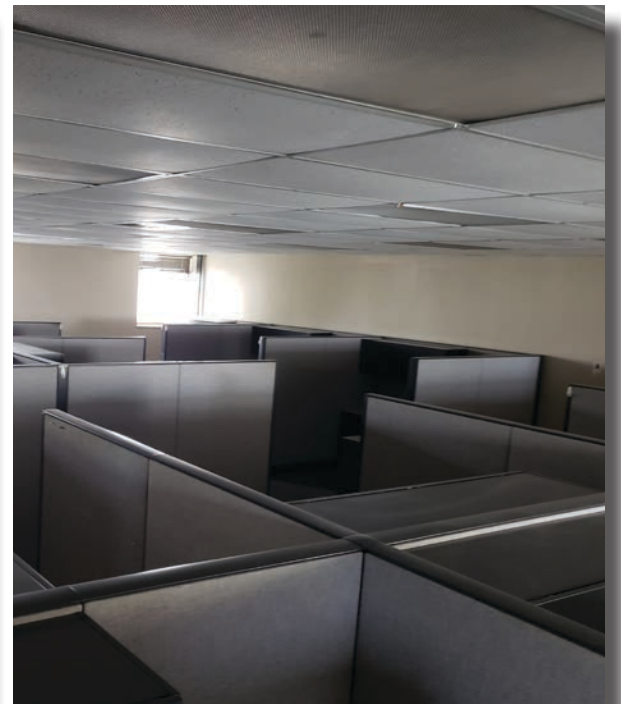
PROPERTY FEATURES

- Well-maintained office building
- High profile location at busy intersection (Hwy 601 & Cabarrus Ave. W)
- Retail and restaurants within walking distance

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,949	44,888	96,840
Average HH Income	\$51,551	\$67,922	\$76,824
Daytime Employees	3,785	20,399	41,801
Traffic Counts: Cabarrus Ave. W 21,000 VPD US 601 22,000 VPD			



PROPERTY PHOTOS





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