



BUILD TO SUIT RETAIL BUILDING



FOR LEASE
NOW AVAILABLE

350 McGill Ave NW | Concord, NC 28027

Build to suit end cap space that is perfect for several types of retail businesses. The property features a drive through (if needed), high ceilings, and a future 18 acre walking trail/dog park greenway space. Close proximity to downtown Concord, Gibson Mill, restaurants, Carolinas Medical Center NE, retail, and more.

- ✓ RATE: \$10.50 SF GROSS / \$1,750 MONTH
- ✓ +/- 2,000 SF AVAILABLE
- ✓ C-2 COMMERCIAL ZONING
- ✓ GREAT FRONTAGE
- ✓ ACROSS THE STREET FROM GIBSON MILL

**All information needs to be independently verified.*



MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<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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