

CONCORD STATION WEST

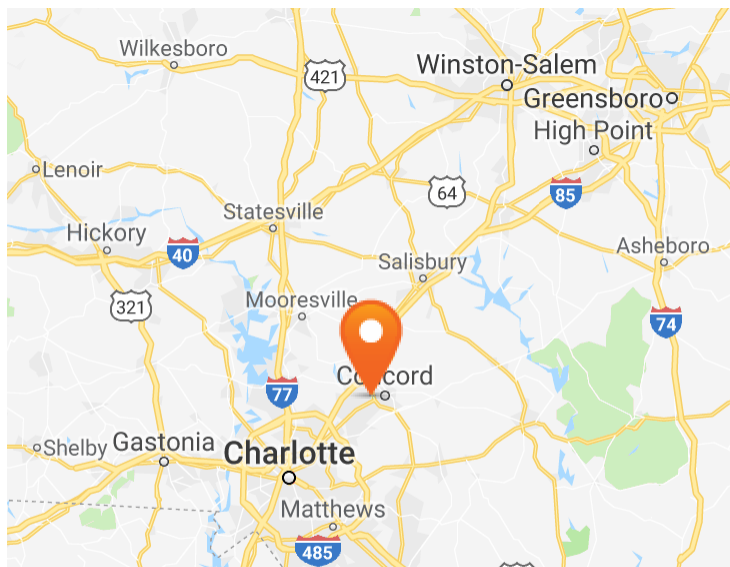
545 Concord Parkway N, Concord, NC 28027

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Up to 40,000 SF of Anchor/Junior Anchor space available at the signalized intersection of Poplar Tent Road and Concord Parkway N



PROPERTY HIGHLIGHTS

- Strategically positioned along heavily traveled Concord Parkway with visibility from Poplar Tent Road and Concord Parkway N.
- 3 full access points onto Poplar Tent Road as well as 1 right-in-right-out plus dedicated left in onto Concord Parkway N.
- Area Retailers: Harris Teeter, Walmart, Aldi, Big Lots, and Lowe's Home Improvement.
- Traffic Count: Concord Parkway N - 28,000 AADT; Poplar Tent Road - 16,000 AADT

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
2018 Population Density	45,943	100,049	151,399
2018 Daytime Population	31,231	47,348	72,504
2018 Average HH Income	\$70,204	\$75,394	\$74,306

EXCLUSIVE AGENT(S)

DAWN PRINCE HOOVER • dawn.princehooover@tscg.com • 704.335.5455

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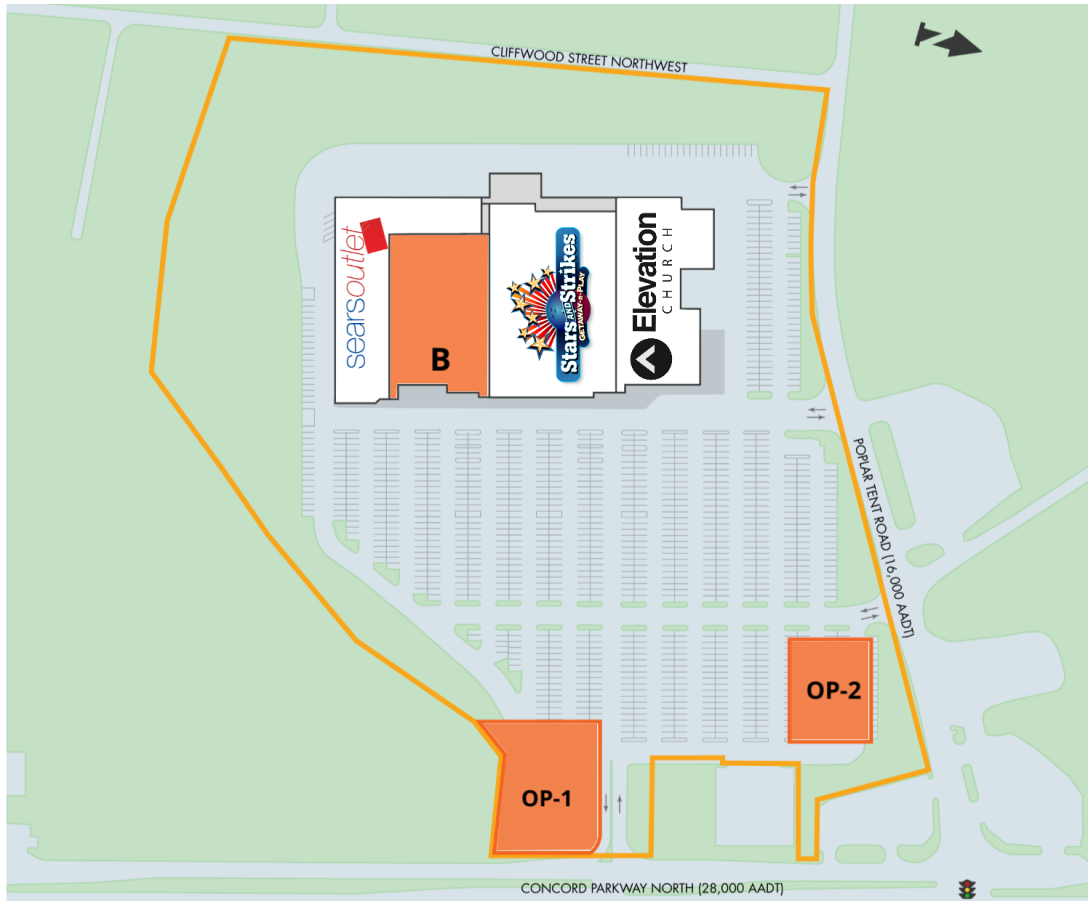
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Sears Outlet	35,455 SF
B	Available	38,385 SF
C	Stars and Strikes	58,092 SF
D	Elevation Church	37,947 SF
OP-1	Available	1.5 Acres
OP-2	Available	1 Acres

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