

# CODDLE CREEK MARKET

5151 Poplar Tent Road, Concord, NC 28027

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

79,579 SF neighborhood center, anchored by Harris Teeter and located in Concord, NC



### PROPERTY HIGHLIGHTS

- Available for lease: 3,240 SF (can be subdivided).
- Concord is one of the fastest growing suburban markets in the Charlotte MSA (2.95%)
- Conveniently located 0.5 miles southeast of I-85
- Access to the signalized intersection of George W. Liles Pkwy and Poplar Tent Rd
- 6.4 miles from Concord Mills and Charlotte Motor Speedway
- Traffic Counts: George W. Liles Pkwy - 29,000 AADT; Poplar Tent Rd - 19,000 AADT; I-85 - 117,000 AADT

### DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
2019 Population Density	33,943	100,650	194,884
2019 Daytime Population	15,240	54,626	80,876
2019 Median HH Income	\$73,201	\$65,620	\$65,110

### EXCLUSIVE AGENT(S)

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

JACK BRENNAN • jack.brennan@tscg.com • 704.335.5455



# CODDLE CREEK MARKET

5151 Poplar Tent Road, Concord, NC 28027

## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
350-10	A Styled Pooch	1,245 SF	354-10	Available	3,240 SF
350-20	Burn Bootcamp	5,350 SF	354-40	Re/Max	2,200 SF
350-110	Marco's Pizza	1,250 SF	354-60	Mathnasium	1,155 SF
350-120	Winegeaters Grill	1,250 SF	354-110	Pet Supermarket	7,366 SF
350-130	Benchmark Physical Therapy	1,250 SF	358	Harris Teeter	48,824 SF
350-140	Premier Tan	1,250 SF	362	Eloquent Nails	1,400 SF
350-150	The Joint	1,100 SF	366	Post Net	1,400 SF
350-160	Supercuts	1,299 SF			

### EXCLUSIVE AGENT(S)

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

JACK BRENNAN • jack.brennan@tscg.com • 704.335.5455

