

CHRISTENBURY CORNERS

Concord Mills Boulevard & Derita Road, Concord, NC 28027

EXECUTIVE SUMMARY



LOCATION OVERVIEW

10,500 SF retail strip at the traffic light corner adjacent to Concord Mills



PROPERTY HIGHLIGHTS

- Final Phase of new 110,000 SF Christenbury Corners
- Adjacent to Concord Mills, 1.4 million square foot outlet mall
- Easy access to I-85 & less than 1 mile from the new I-485 interchange
- 100% LEASED - Newly completed Kohl's & EarthFare anchored shopping center in the Concord Mills retail corridor
- Traffic Counts: Christenbury Pkwy - 20,000 AADT; Derita Rd - 13,000 AADT; Concord Mills Pkwy - 21,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Population Density	6,595	50,877	135,048
2018 Daytime Population	6,631	20,081	41,990
2018 Median HH Income	\$78,569	\$85,314	\$75,740

EXCLUSIVE AGENT(S)

ANDY MISIAVEG • andy.misiaveg@tscg.com • 704.335.5455
 DARRELL PALASCIANO • darrell.palasciano@tscg.com • 704.335.5455



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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Brownlee Jewelers	1,750 SF
B	First Watch	3,500 SF
C	Available	2,600 SF
D	Aspen Dental	3,500 SF

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