

AVAILABLE
Land/Outparcel
for Sale



Weddington Road Commons

7845 Commons Park Circle NW | Concord, NC 28027

PROPERTY OVERVIEW

ABOUT

+/- 6.7690 AC and +/- 2.5683 AC outparcels between Weddington Road and I-85 in Concord, NC. The site is right off of Bruton Smith Boulevard and just across from Concord Mills. It is in close proximity to Charlotte Motor Speedway and numerous hotels and restaurants and the Concord Regional Airport.

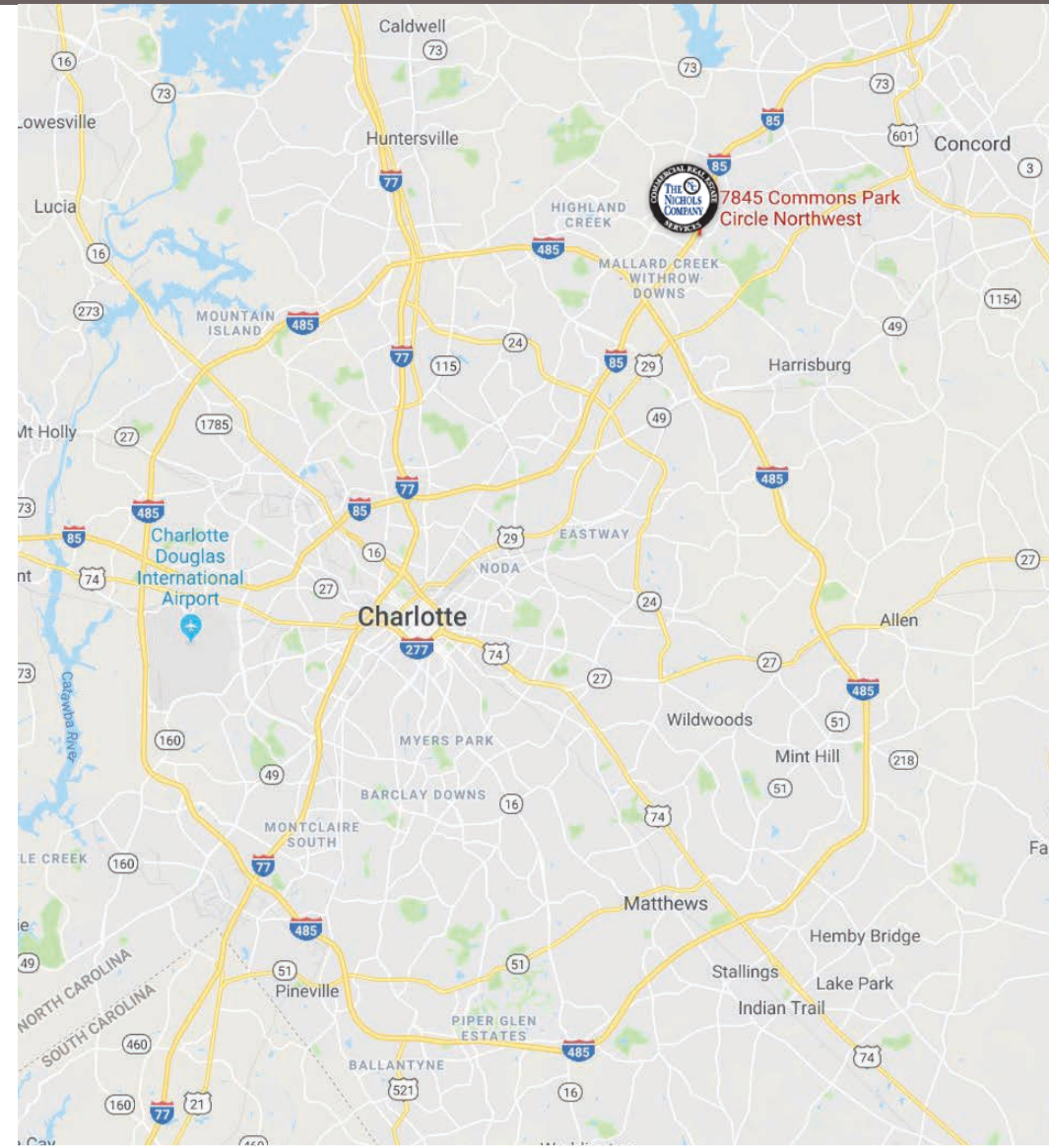
PROPERTY DETAILS

- Available: Lot 2 +/- 6.7690 AC | Lot 3 +/- 2.5683 AC
- Lots are site-ready, fully graded parcels with utilities, stormwater and retaining wall in place
- Lot 2 includes a scenic pond and wetlands as part of the acreage, with retaining wall in place
- Lot 2 includes retention pond and management of POA
- Zoning: C-2 (General Commercial)
- Price: \$500,000/AC

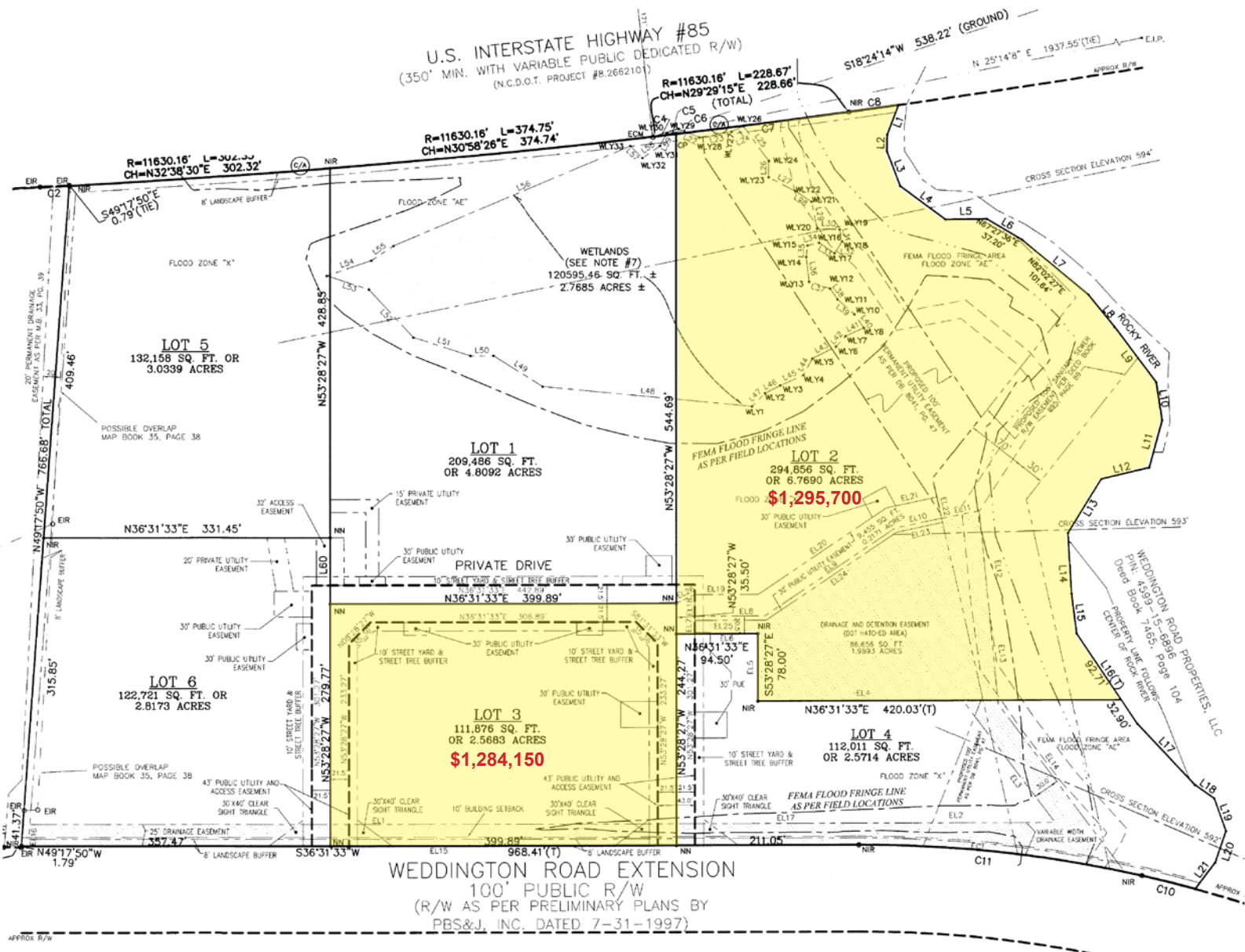
PROPERTY FEATURES

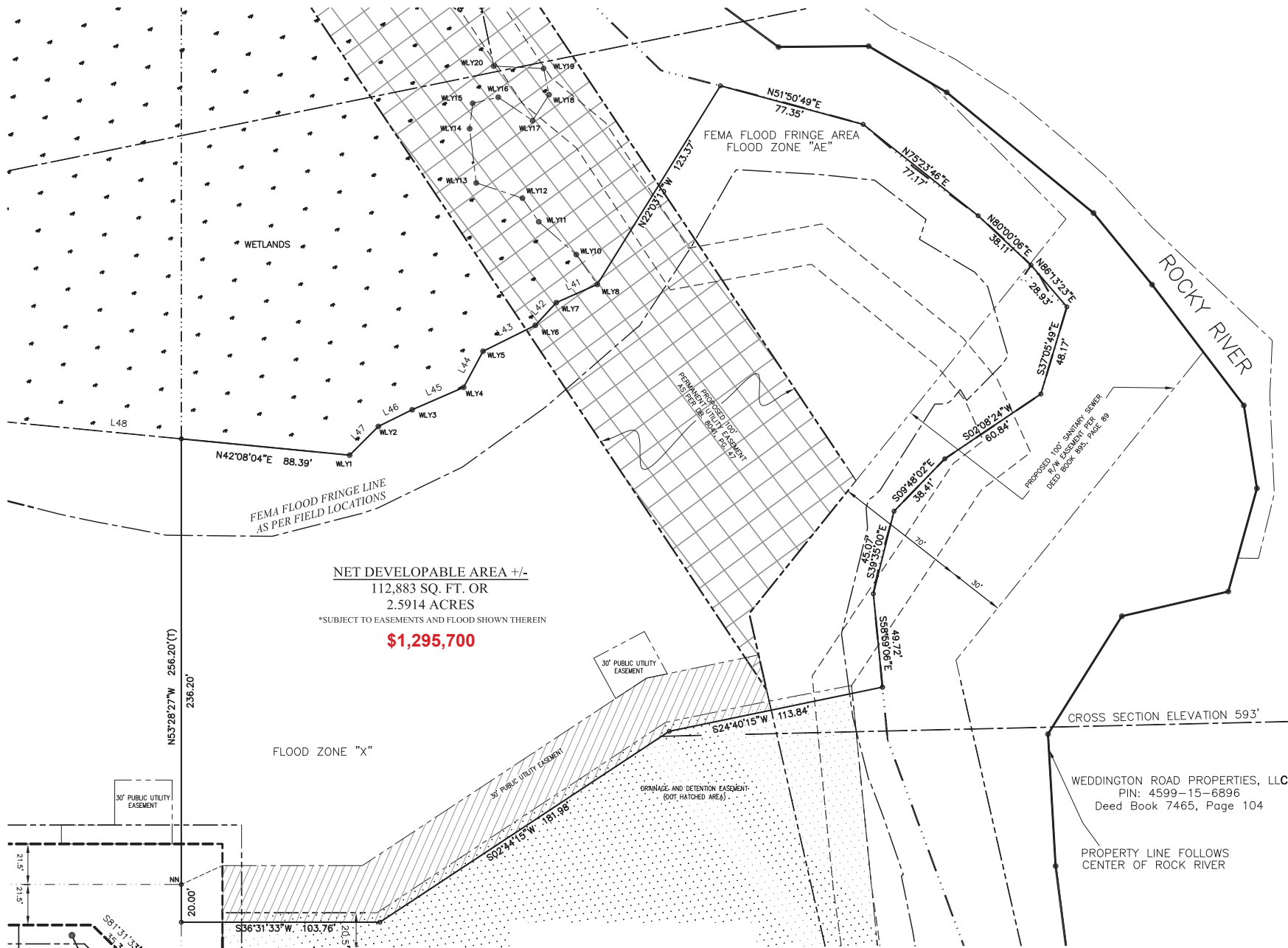
- Ideal for retail, office or hospitality
- Each lot has access to retention pond

Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,180	36,449	132,035
Average HH Income	\$80,289	\$102,746	\$94,502
Daytime Employees	8,593	16,122	44,643
Traffic Counts: I-85 132,000 VPD			



Scenic wetlands on Lot 2





NET DEVELOPABLE AREA +/-
112,883 SQ. FT. OR
2.5914 ACRES
*SUBJECT TO EASEMENTS AND FLOOD SHOWN THEREIN
\$1,295,700

WEDDINGTON ROAD PROPERTIES, LLC
PIN: 4599-15-6896
Deed Book 7465, Page 104

PROPERTY LINE FOLLOWS
CENTER OF ROCK RIVER



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