

9,807 SF Retail Space for Lease



▶ Former CVS in Concord

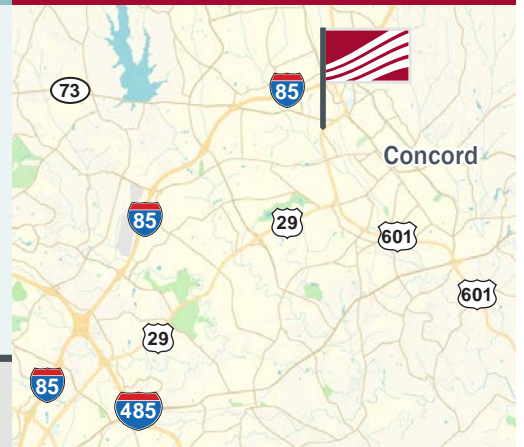
931 Concord Pkwy N, Concord, NC 28027



🛒 Retail Space For Lease

- 9,807 SF available for lease
- Freestanding building with drive-thru formerly occupied by CVS
- 52 parking spaces (5 per 1,000 SF)
- Easy access to I-85 via Concord Pkwy or Davidson Hwy (Hwy 73)
- Close proximity to Lowes, Atrium Health Cabarrus, Harris Teeter, and Carolina Mall.

For Lease



Pricing

\$15/SF NNN

Demographics

	1 mile	3 mile	5 mile
2022 Population	5,631	50,652	109,088
2020 - 2022 Growth Rate	2.25%	1.86%	2.43%
2022 Avg. HH Income	\$81,002	\$85,450	\$95,164

Traffic Count

ADT

Central Dr NW	9,700 (2020)
Concord Pkwy N	20,000 (2020)

▶ Contact

Clark Alcorn
704.367.5005
calcorn@mpvre.com

Bailey Patrick Jr.
704.367.5020
bwpatt@mpvre.com

Market Aerial

Former CVS in Concord
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► Demographics

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	1 mile	3 miles	5 miles
Population			
2010 Population	4,892	42,133	88,360
2020 Population	5,356	48,594	103,347
2022 Population	5,631	50,652	109,088
2027 Population	6,261	54,808	116,686
2010-2020 Annual Rate	0.91%	1.44%	1.58%
2020-2022 Annual Rate	2.25%	1.86%	2.43%
2022-2027 Annual Rate	2.14%	1.59%	1.36%
2022 Male Population	48.4%	48.0%	48.5%
2022 Female Population	51.6%	52.0%	51.5%
2022 Median Age	33.5	37.0	38.4

In the identified area, the current year population is 109,088. In 2020, the Census count in the area was 103,347. The rate of change since 2020 was 2.43% annually. The five-year projection for the population in the area is 116,686 representing a change of 1.36% annually from 2022 to 2027. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 38.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	44.3%	54.0%	58.4%
2022 Black Alone	28.6%	23.4%	21.6%
2022 American Indian/Alaska Native Alone	1.1%	0.7%	0.6%
2022 Asian Alone	1.4%	1.8%	1.8%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	14.5%	11.1%	9.1%
2022 Two or More Races	10.0%	9.0%	8.4%
2022 Hispanic Origin (Any Race)	23.5%	18.5%	15.5%

Persons of Hispanic origin represent 15.5% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	58	74	89
2010 Households	2,026	16,180	33,710
2020 Households	2,333	19,105	40,269
2022 Households	2,436	19,940	42,643
2027 Households	2,706	21,557	45,608
2010-2020 Annual Rate	1.42%	1.68%	1.79%
2020-2022 Annual Rate	1.94%	1.92%	2.58%
2022-2027 Annual Rate	2.12%	1.57%	1.35%
2022 Average Household Size	2.27	2.48	2.52

The household count in this area has changed from 40,269 in 2020 to 42,643 in the current year, a change of 2.58% annually. The five-year projection of households is 45,608, a change of 1.35% annually from the current year total. Average household size is currently 2.52, compared to 2.53 in the year 2020. The number of families in the current year is 28,308 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	22.0%	23.5%	20.8%
Median Household Income			
2022 Median Household Income	\$54,398	\$57,699	\$65,221
2027 Median Household Income	\$59,754	\$68,688	\$78,401
2022-2027 Annual Rate	1.90%	3.55%	3.75%
Average Household Income			
2022 Average Household Income	\$81,002	\$85,450	\$95,164
2027 Average Household Income	\$90,059	\$100,287	\$111,882
2022-2027 Annual Rate	2.14%	3.25%	3.29%
Per Capita Income			
2022 Per Capita Income	\$32,975	\$33,618	\$37,140
2027 Per Capita Income	\$36,623	\$39,410	\$43,659
2022-2027 Annual Rate	2.12%	3.23%	3.29%

Households by Income

Current median household income is \$65,221 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$78,401 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$95,164 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$111,882 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$37,140 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$43,659 in five years, compared to \$47,064 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2022 Housing Affordability Index	108	100	114
2010 Total Housing Units	2,310	18,211	37,673
2010 Owner Occupied Housing Units	817	8,993	21,499
2010 Renter Occupied Housing Units	1,209	7,187	12,210
2010 Vacant Housing Units	284	2,031	3,963
2020 Total Housing Units	2,488	20,475	43,219
2020 Vacant Housing Units	155	1,370	2,950
2022 Total Housing Units	2,585	21,547	45,948
2022 Owner Occupied Housing Units	1,099	11,801	27,131
2022 Renter Occupied Housing Units	1,337	8,139	15,512
2022 Vacant Housing Units	149	1,607	3,305
2027 Total Housing Units	2,895	23,466	49,555
2027 Owner Occupied Housing Units	1,212	12,642	29,021
2027 Renter Occupied Housing Units	1,494	8,916	16,586
2027 Vacant Housing Units	189	1,909	3,947

Currently, 59.0% of the 45,948 housing units in the area are owner occupied; 33.8%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 43,219 housing units in the area and 6.8% vacant housing units. The annual rate of change in housing units since 2020 is 2.76%. Median home value in the area is \$257,263, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.50% annually to \$291,123.

For complete property listings, visit www.mpvre.com.



2400 South Blvd., Suite 300 Charlotte, NC 28203 mpvre.com