

Speedway Plaza

7730 BRUTON SMITH BLVD, CONCORD, NC 28027



Retail / Medical

FOR

| Lease

SIZE

| 2,400 - 14,030 SF

PRICE

| Call for Pricing

MOTIVATED
LANDLORD



Overview

1st floor space available

- Units D: 5,065 SF available

2nd floor space available immediately

- Unit 2A: 3,900 SF move in ready
- Unit 2B: 2,400 SF empty shell
- Unit 2C: 2,665 SF empty shell

Elevator and (2) staircase access to 2nd floor

76 parking spaces

Located across from Concord Mills and Great Wolf Lodge

Excellent visibility from Bruton Smith Boulevard

I-85 152,000 AADT (2021)

Bruton Smith Blvd 22,500 AADT (2022)

Concord retail/medical space available



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Property Overview

Demographics

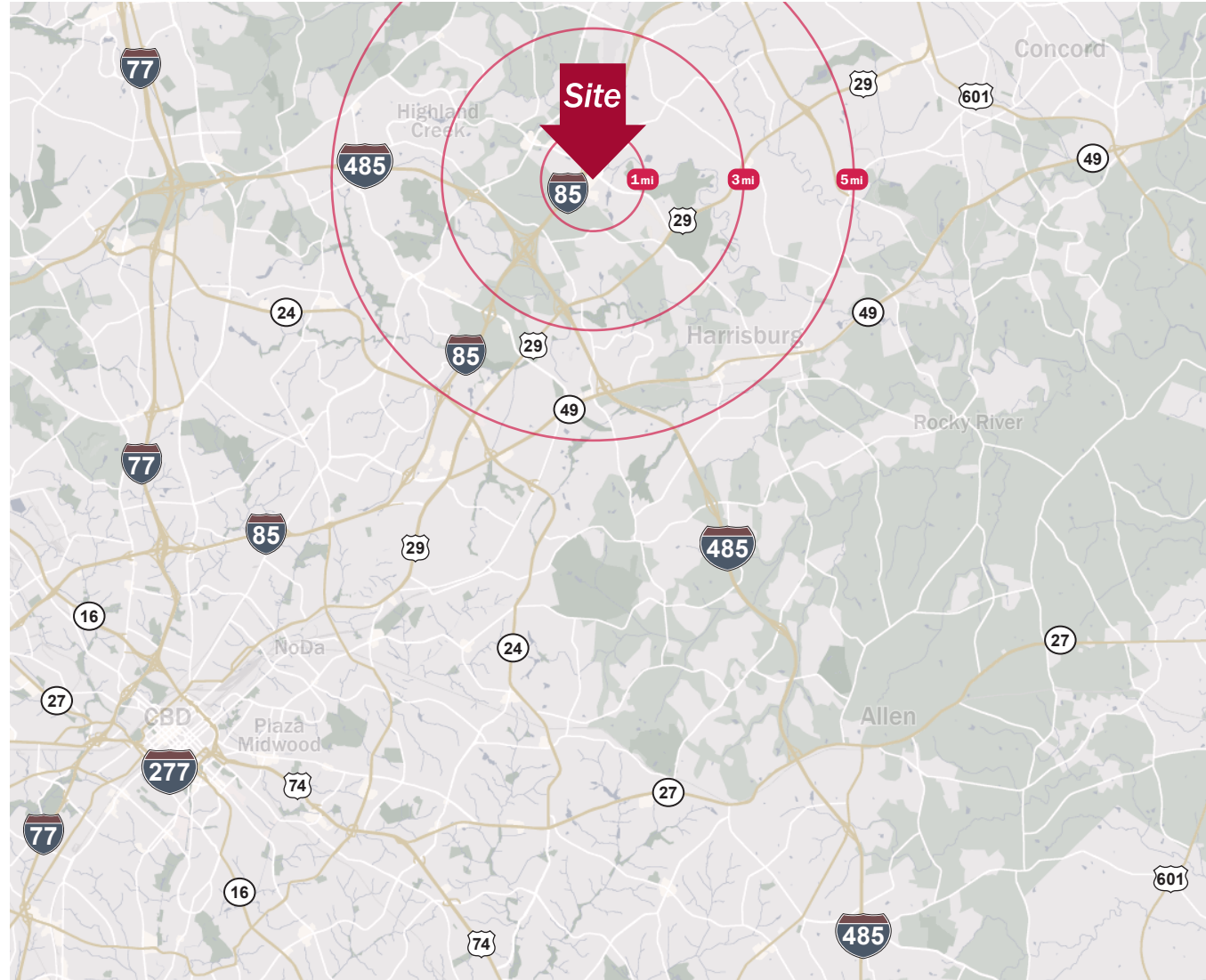
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	939	46,976	160,050
Growth Rate	0.43%	2.65%	2.12%
Avg. HH Income	\$86,091	\$112,603	\$110,233

Traffic Count

Source: NCDOT

	AADT
Bruton Smith Blvd	22,500 (2022)



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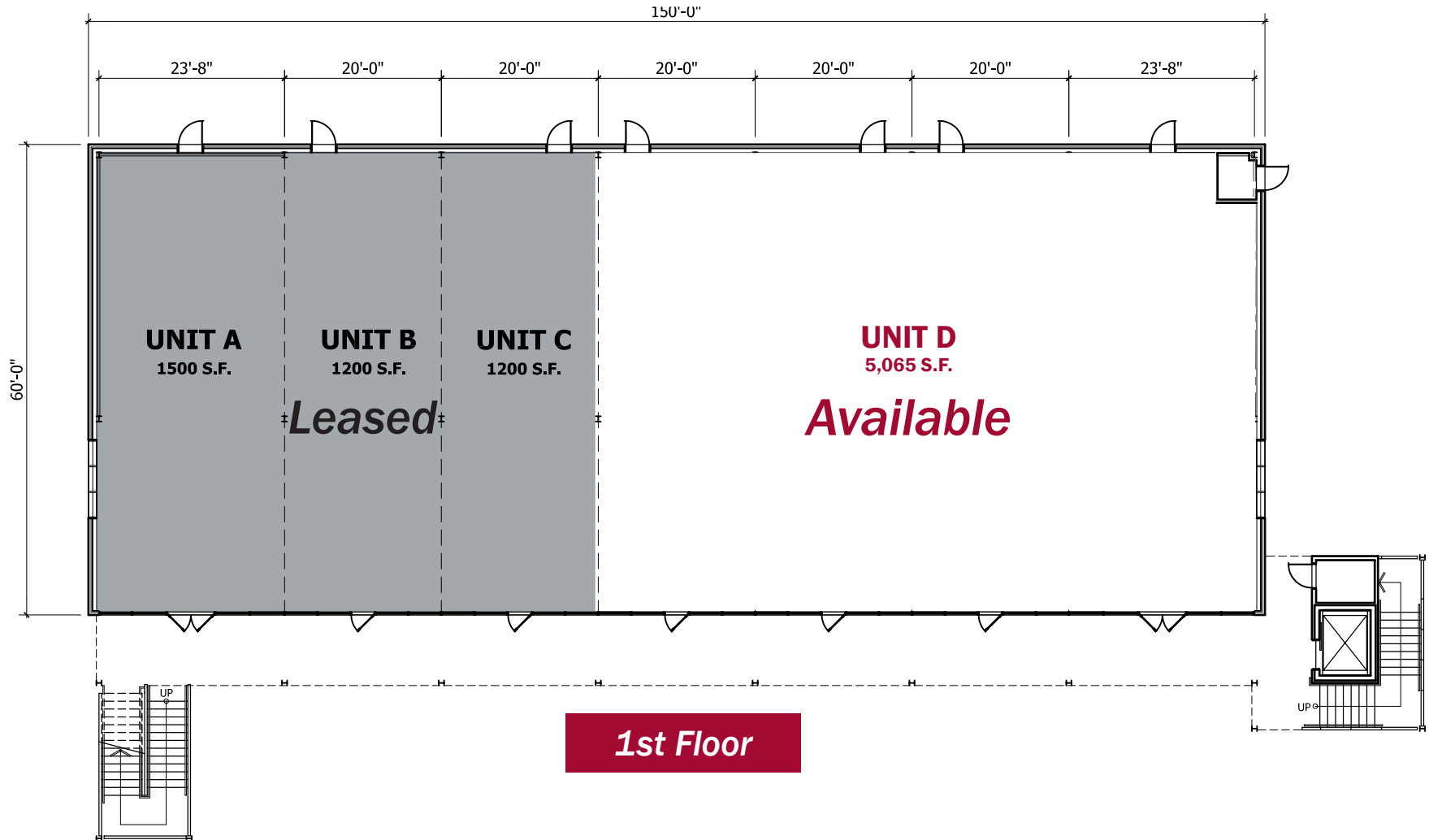
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Site Plan

First Floor Availability



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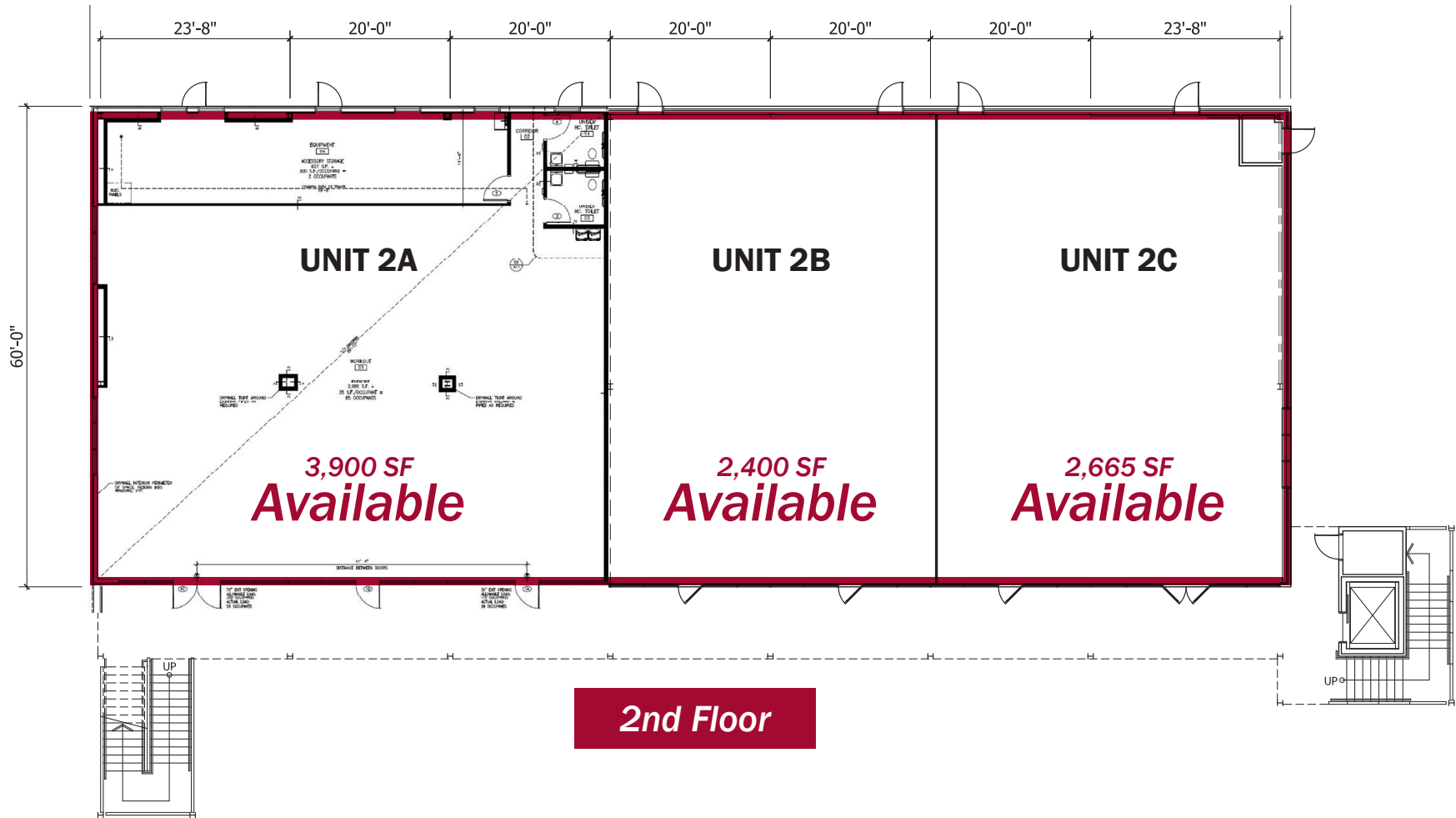
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Site Plan

Second Floor Availability



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Market Aerial

Nearby retail & residential activity



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Nearby Retail



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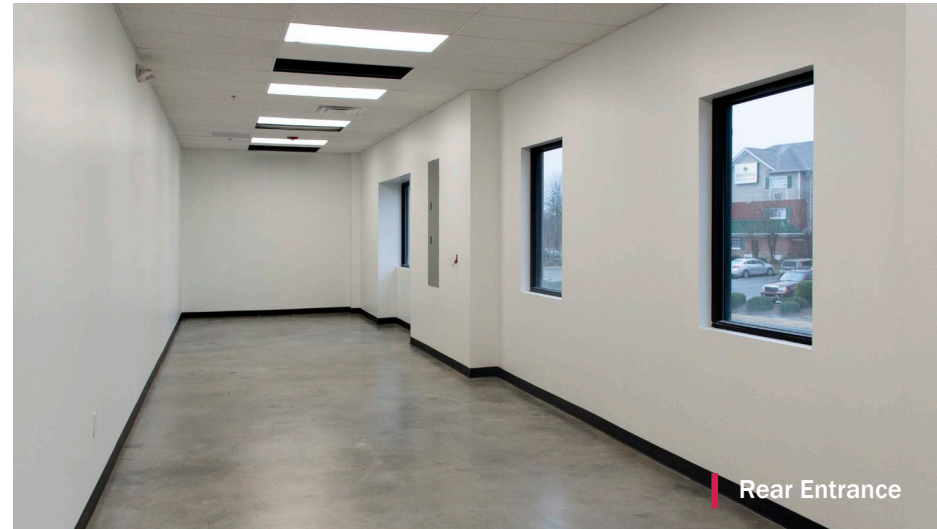
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Property Photos

2nd Floor, Unit A



Front Entrance



Rear Entrance



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Void Analysis

*Source: Placer.ai

Chains	Typical Drive Time (min)	Nearest Location (mi)	# of Venues	Expansion Rate	Relative Fit Score
 Marlow's Tavern Restaurants, American Resta...	N/A	213.8 mi	State / US 0 / 19	State / US 0% / 0%	100%
 Torchy's Tacos Restaurants, Mexican Restau...	17 min	121.5 mi	State / US 1 / 105	State / US 0% / -0.94%	99.6%
 Willy's Mexicana Grill Fast Food & QSR, Burrito Place	15 min	182.1 mi	State / US 0 / 28	State / US 0% / 0%	98.7%
 Atlanta Bread Company Breakfast, Coffee, Bakeries &...	N/A	101 mi	State / US 2 / 14	State / US 0% / -6.67%	98.2%
 la Madeleine Country ... Restaurants, French Restaura...	14 min	207 mi	State / US 0 / 91	State / US 0% / 1.11%	97.2%
 Pita Mediterranean St... Restaurants, Mediterranean ...	20 min	96.2 mi	State / US 0 / 32	State / US 0% / 0%	97.1%
 Run On Recreational & Sporting Good...	N/A	118.9 mi	State / US 2 / 67	State / US 0% / 0%	97.1%



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Chains	Typical Drive Time (min)	Nearest Location (mi)	# of Venues	Expansion Rate	Relative Fit Score
 LaVida Massage Beauty & Spa, Spa / Massage	11 min	21.2 mi	State / US 5 / 50	State / US 0% / -1.96%	97%
 Burger 21 Fast Food & QSR, Burger Joint	N/A	23 mi	State / US 1 / 15	State / US -50% / -6.25%	97%
 Image Studios 360 Beauty & Spa, Salon / Barber...	14 min	12.5 mi	State / US 4 / 62	State / US 33.33% / 16.98%	96.8%
 Sleep Experts Home Improvement, Mattres...	17 min	911.4 mi	State / US 0 / 31	State / US 0% / -6.06%	96.7%
 Massage Green Spa Beauty & Spa, Massage Studio	12 min	294.2 mi	State / US 0 / 45	State / US 0% / 2.27%	96.7%
 Pie Five Pizza Co. Fast Food & QSR, Pizza Place	13 min	110.9 mi	State / US 0 / 31	State / US 0% / 0%	96.3%
 Massage Heights Beauty & Spa, Massage Studio	13 min	13 mi	State / US 2 / 106	State / US 0% / -1.85%	96.2%



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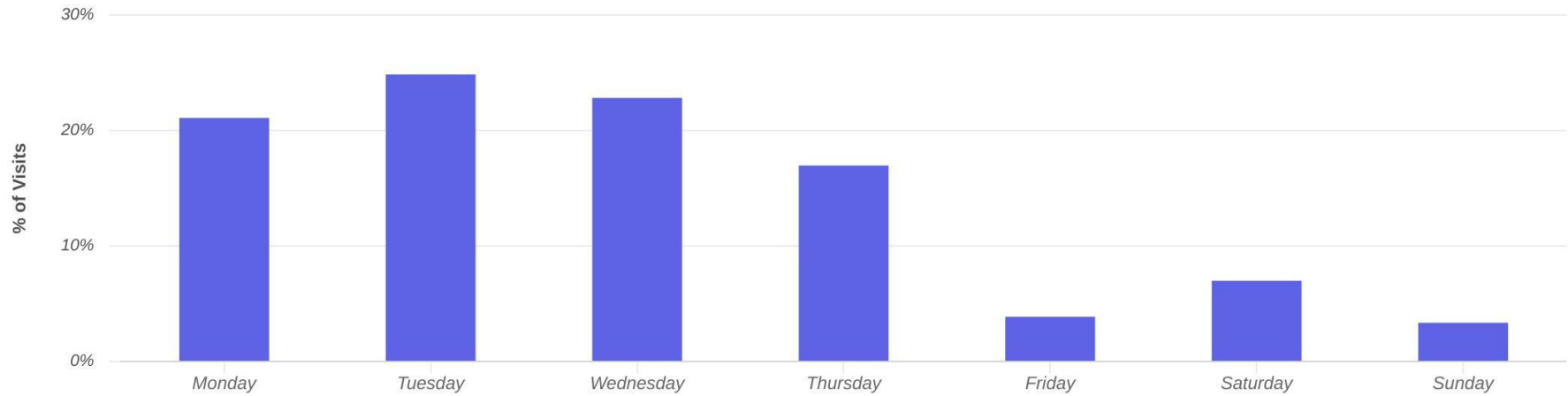
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Daily Visits

*Source: Placer.ai

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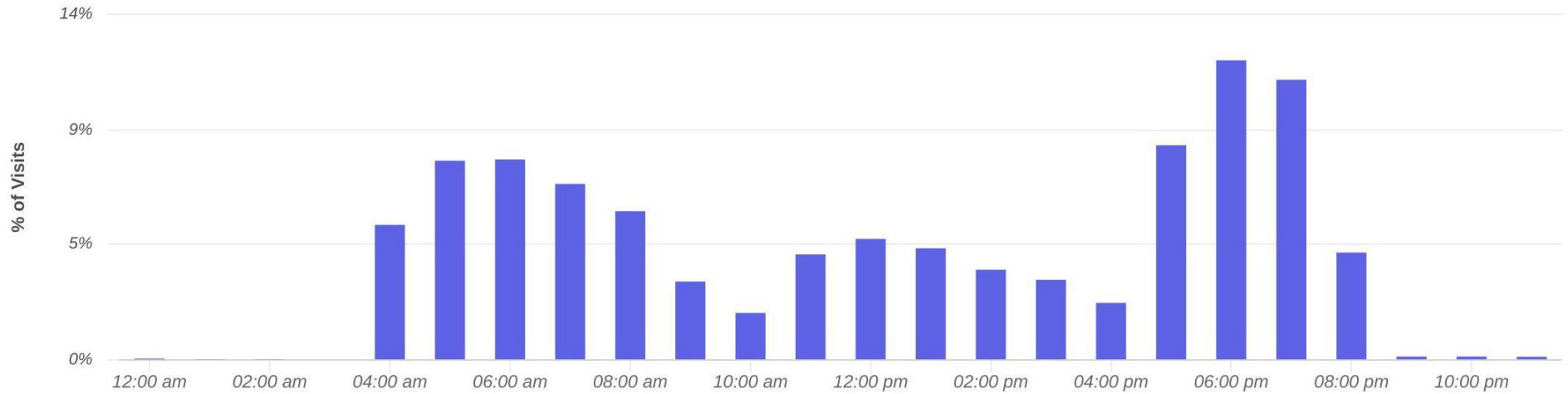
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Hourly Visits

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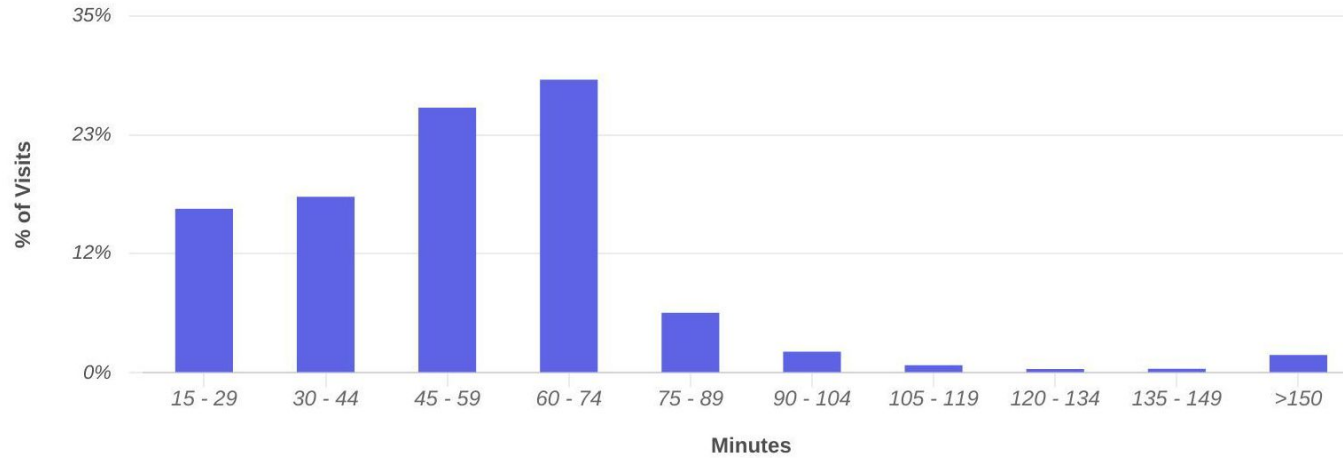
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Length of Stay

*Source: Placer.ai

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Average Stay	56 min
Median Stay	54 min



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

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