

# Speedway Plaza

7730 BRUTON SMITH BLVD, CONCORD, NC 28027



Retail / Medical

FOR SIZE PRICE  
| Lease | 14,030 SF | \$27 psf NNN + TICAM \$3.92 psf



## 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)

## Retail and Medical Space Available for Lease



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## Property Overview

### Demographics

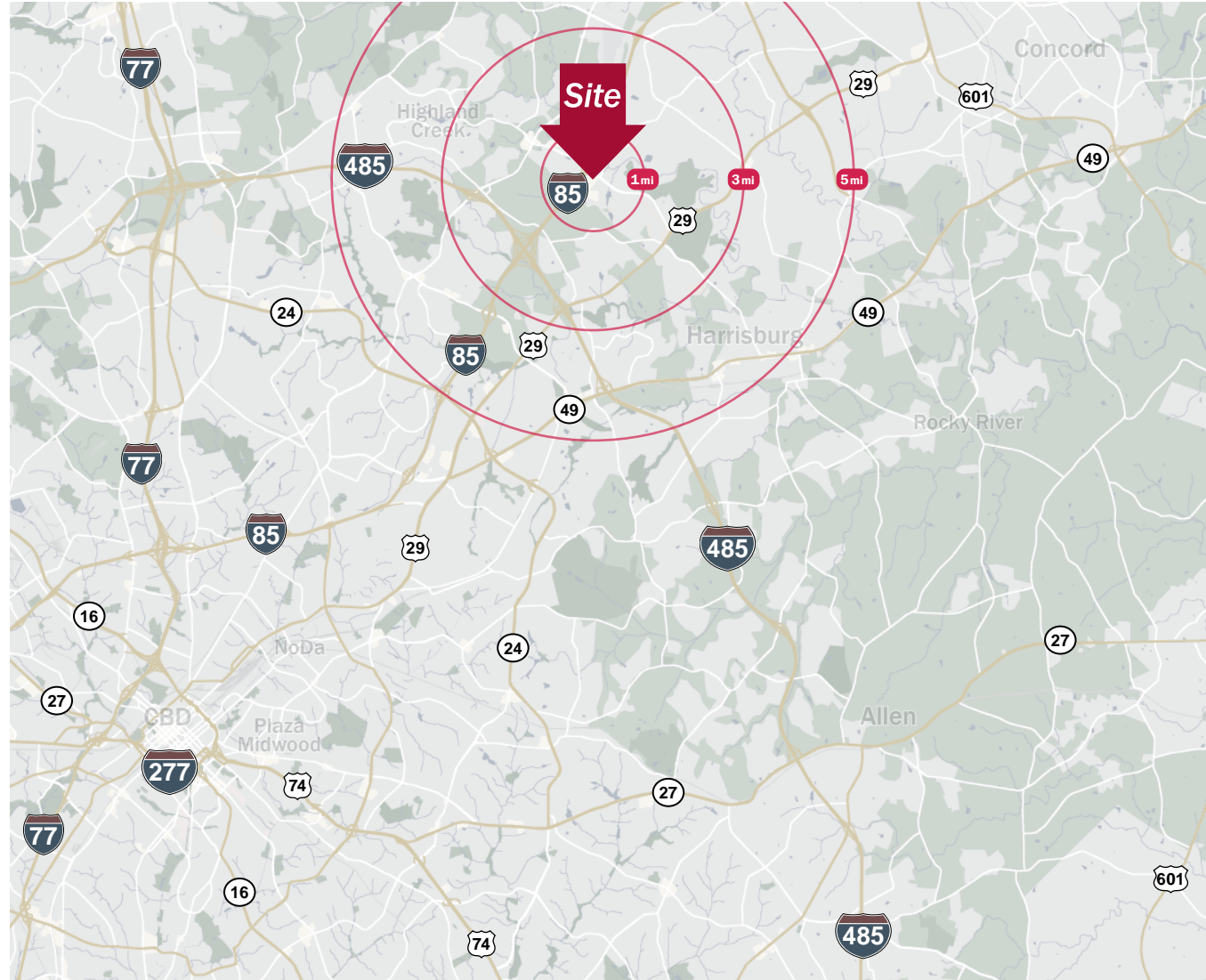
Source: Esri® 2023

|                | 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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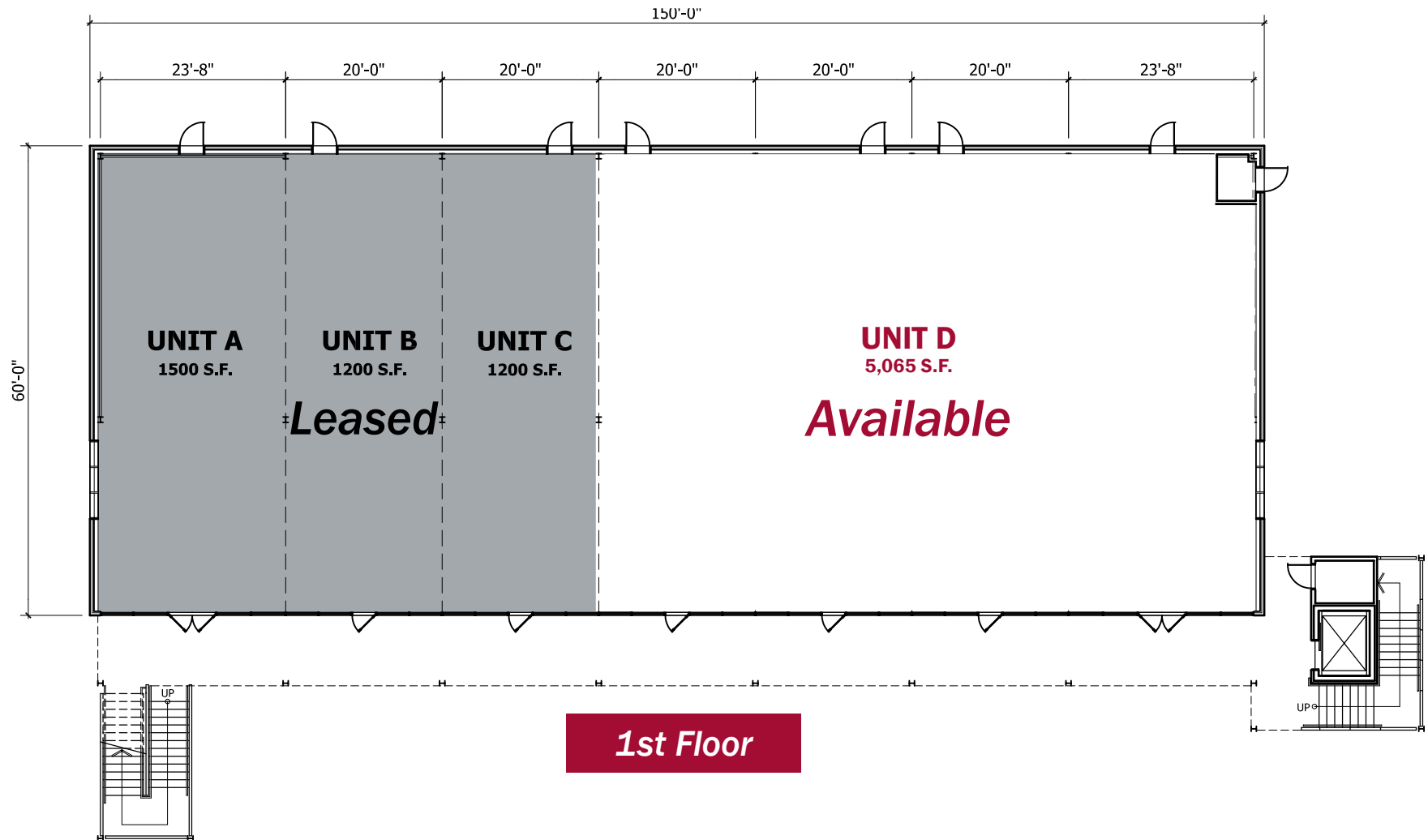
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## Site Plan

First Floor Availability



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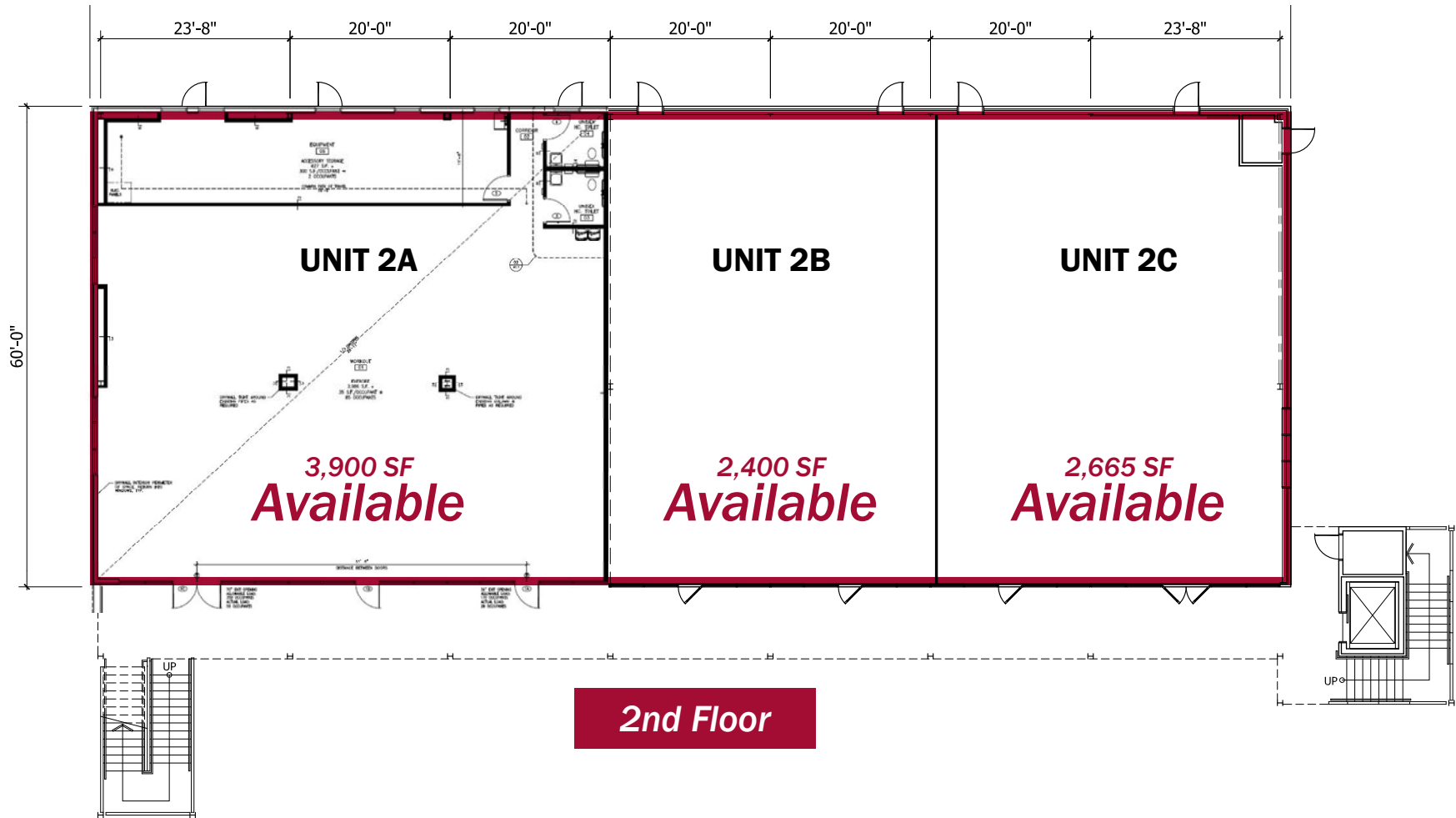
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## Site Plan

Second Floor Availability



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## Market Aerial

Nearby retail & residential activity



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## Nearby Retail



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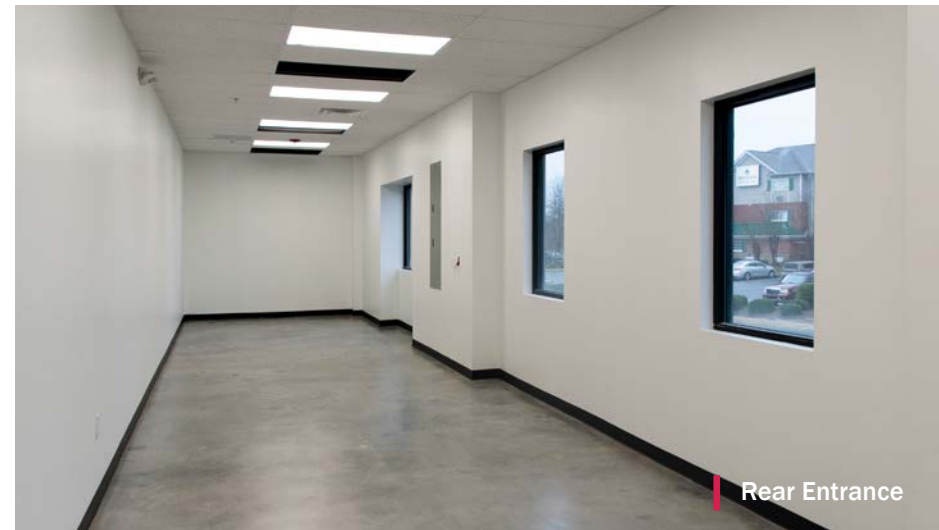
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## Property Photos

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 |
|---|--------------------------|-----------------------|-----------------------|---------------------------|--------------------|
|  <b>Marlow's Tavern</b><br>Restaurants, American Resta...            | N/A                      | 213.8 mi              | State / US<br>0 / 19  | State / US<br>0% / 0%     | 100%               |
|  <b>Torchy's Tacos</b><br>Restaurants, Mexican Restau...             | 17 min                   | 121.5 mi              | State / US<br>1 / 105 | State / US<br>0% / -0.94% | 99.6%              |
|  <b>Willy's Mexicana Grill</b><br>Fast Food & QSR, Burrito Place     | 15 min                   | 182.1 mi              | State / US<br>0 / 28  | State / US<br>0% / 0%     | 98.7%              |
|  <b>Atlanta Bread Company</b><br>Breakfast, Coffee, Bakeries &...    | N/A                      | 101 mi                | State / US<br>2 / 14  | State / US<br>0% / -6.67% | 98.2%              |
|  <b>la Madeleine Country ...</b><br>Restaurants, French Restaura...  | 14 min                   | 207 mi                | State / US<br>0 / 91  | State / US<br>0% / 1.11%  | 97.2%              |
|  <b>Pita Mediterranean St...</b><br>Restaurants, Mediterranean ... | 20 min                   | 96.2 mi               | State / US<br>0 / 32  | State / US<br>0% / 0%     | 97.1%              |
|  <b>Run On</b><br>Recreational & Sporting Good...                  | N/A                      | 118.9 mi              | State / US<br>2 / 67  | State / US<br>0% / 0%     | 97.1%              |



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|---|--------------------------|-----------------------|-----------------------|-------------------------------|--------------------|
|  <b>LaVida Massage</b><br>Beauty & Spa, Spa / Massage        | 11 min                   | 21.2 mi               | State / US<br>5 / 50  | State / US<br>0% / -1.96%     | 97%                |
|  <b>Burger 21</b><br>Fast Food & QSR, Burger Joint           | N/A                      | 23 mi                 | State / US<br>1 / 15  | State / US<br>-50% / -6.25%   | 97%                |
|  <b>Image Studios 360</b><br>Beauty & Spa, Salon / Barber... | 14 min                   | 12.5 mi               | State / US<br>4 / 62  | State / US<br>33.33% / 16.98% | 96.8%              |
|  <b>Sleep Experts</b><br>Home Improvement, Mattres...        | 17 min                   | 911.4 mi              | State / US<br>0 / 31  | State / US<br>0% / -6.06%     | 96.7%              |
|  <b>Massage Green Spa</b><br>Beauty & Spa, Massage Studio    | 12 min                   | 294.2 mi              | State / US<br>0 / 45  | State / US<br>0% / 2.27%      | 96.7%              |
|  <b>Pie Five Pizza Co.</b><br>Fast Food & QSR, Pizza Place | 13 min                   | 110.9 mi              | State / US<br>0 / 31  | State / US<br>0% / 0%         | 96.3%              |
|  <b>Massage Heights</b><br>Beauty & Spa, Massage Studio    | 13 min                   | 13 mi                 | State / US<br>2 / 106 | State / US<br>0% / -1.85%     | 96.2%              |



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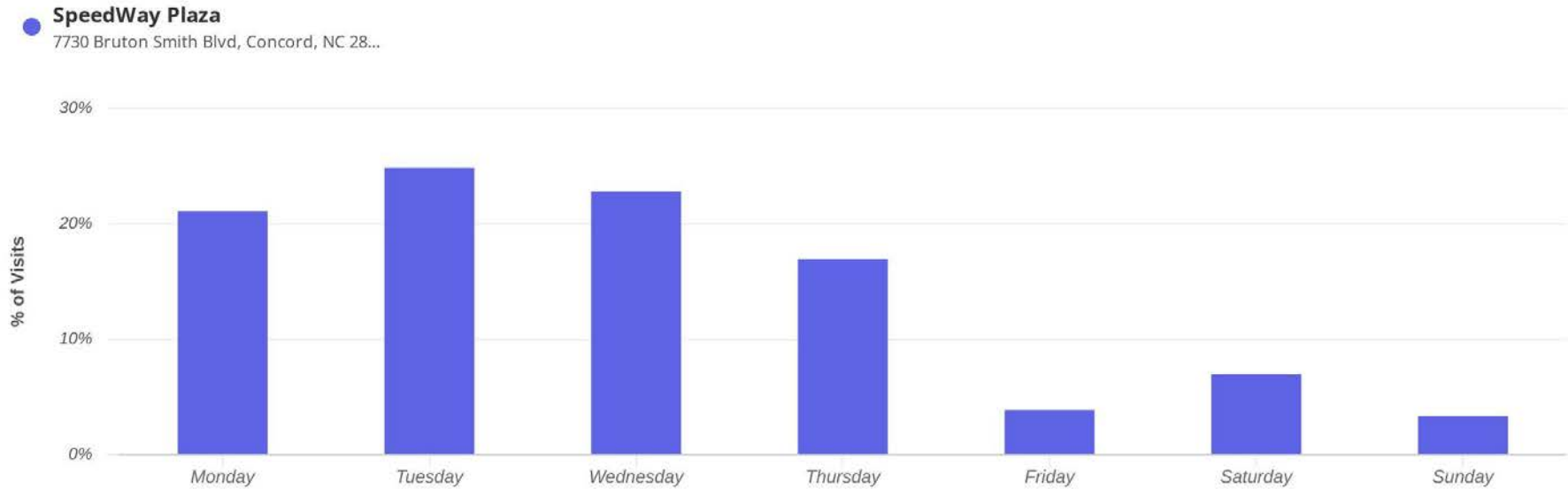
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## Daily Visits

\*Source: Placer.ai



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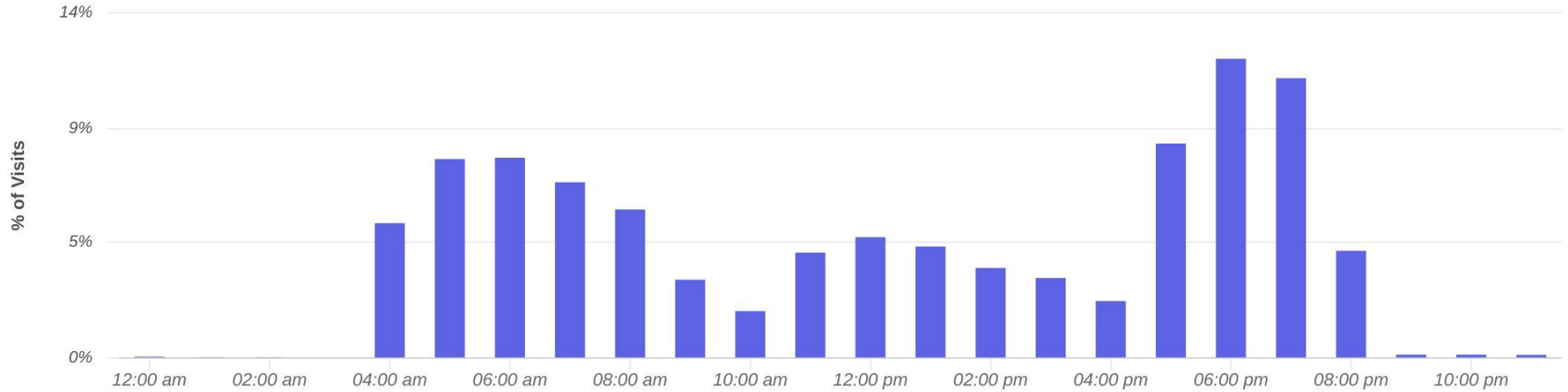
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## Hourly Visits

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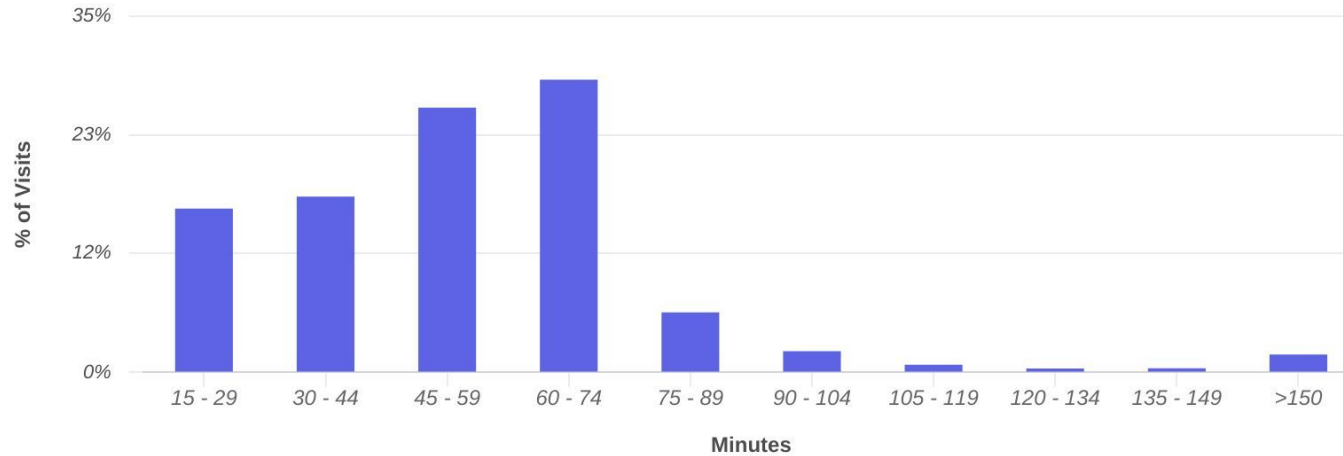
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## Length of Stay

\*Source: Placer.ai

● **SpeedWay Plaza**  
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|              |        |
|--------------|--------|
| Average Stay | 56 min |
| Median Stay  | 54 min |



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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