



CHRISTENBURY VILLAGE

Lowes Foods Anchored 115,959 SF Retail Center

CONCORD, NORTH CAROLINA



WHO?

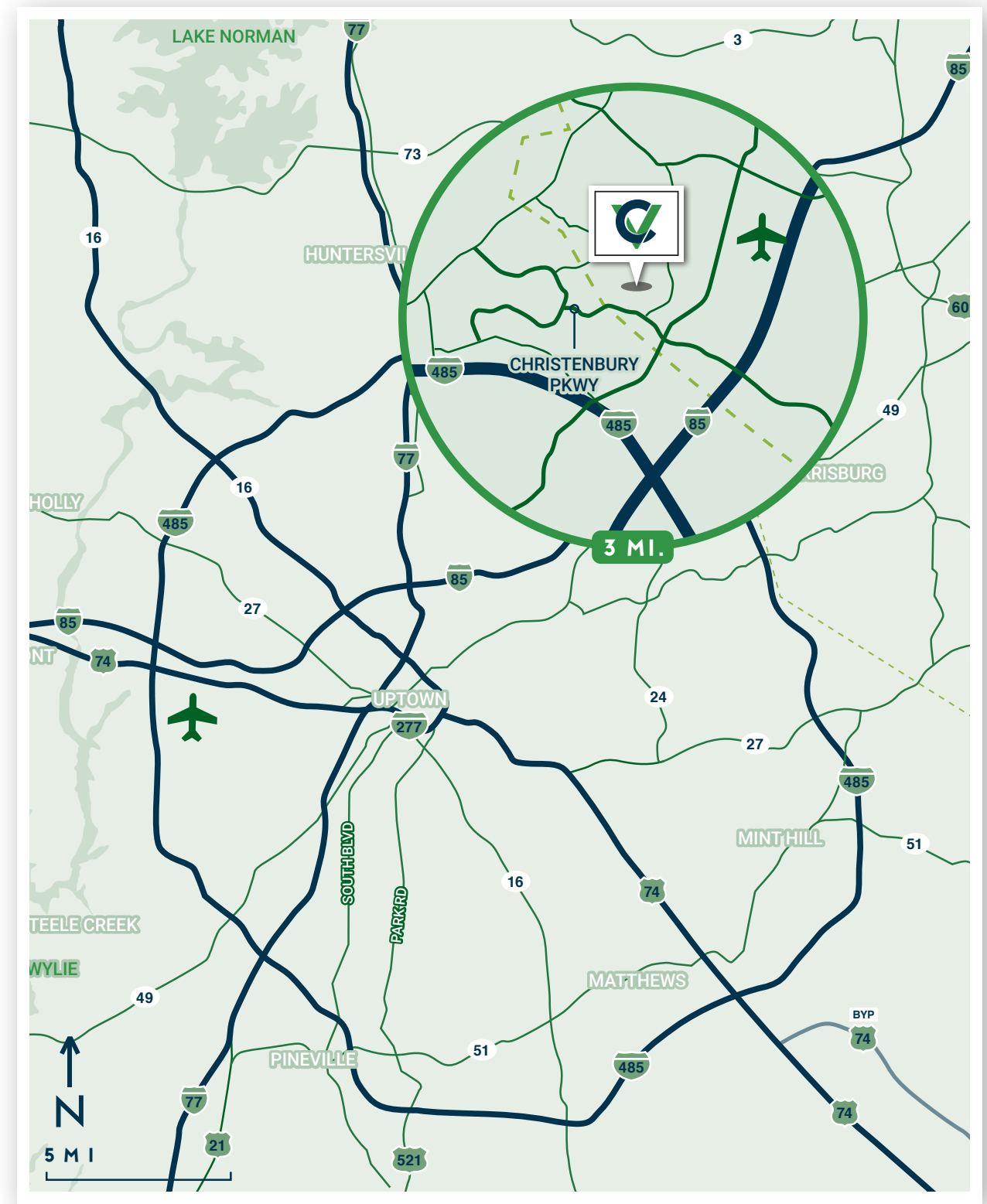
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	9,720	54,477	140,589
2022 Total Households	3,750	19,833	53,259
2022 Avg. HH Income	\$126,033	\$134,463	\$116,013

WHAT? ±115,959 SF mixed-use development within 1 mile Of Concord Mills

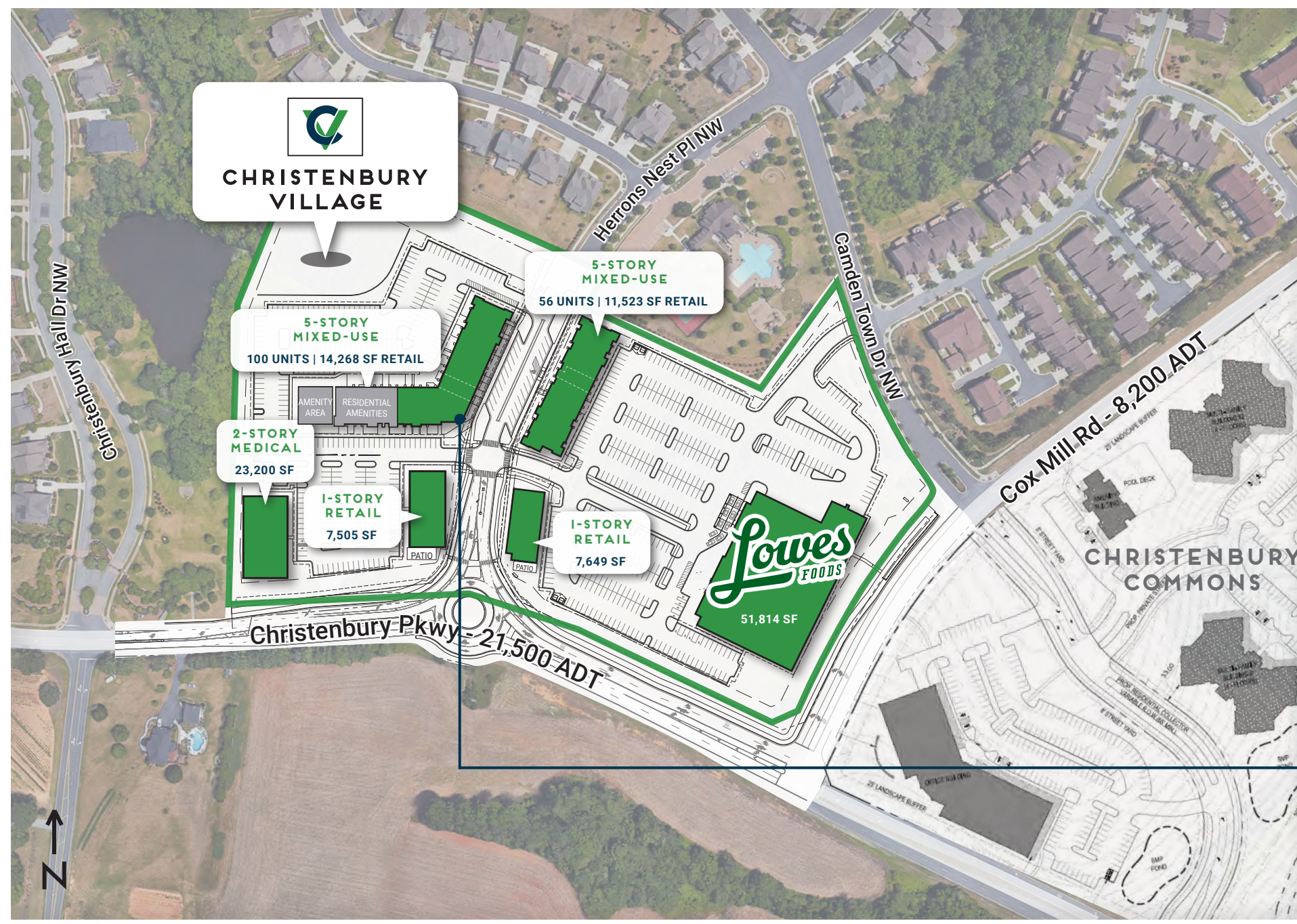
WHEN? Q3 & Q4 2024 (Lowe's Foods delivering Q3 2024)

WHERE? Concord, North Carolina

WHY? 50,000+ residents within 3 miles—that's why



SITE PLAN



GROCERY ANCHORED



Lowes Foods 51,814 SF
opening 3rd Quarter 2024

RETAIL



±115,959 SF

RESIDENTIAL



156 units

CHRISTENBURY APARTMENTS & COMMERCIAL RETAIL



LEASING PLAN

BUILDING BREAKDOWN



BLDG	STORIES	USE	SF RETAIL
1	5	Mixed-Use	±14,268
2	2	Medical	±23,200
3	1	Retail	±7,505
4	1	Retail	±7,649
5	5	Mixed-Use	±11,523
Anchor	1	Lowes Foods	±51,814
TOTAL			115,959



MARKET INFO

216,453

POPULATION OF CABARRUS COUNTY

37

MEDIAN AGE IN CABARRUS COUNTY

Source: US Census 2022



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MARKET INFO

585 HOMES

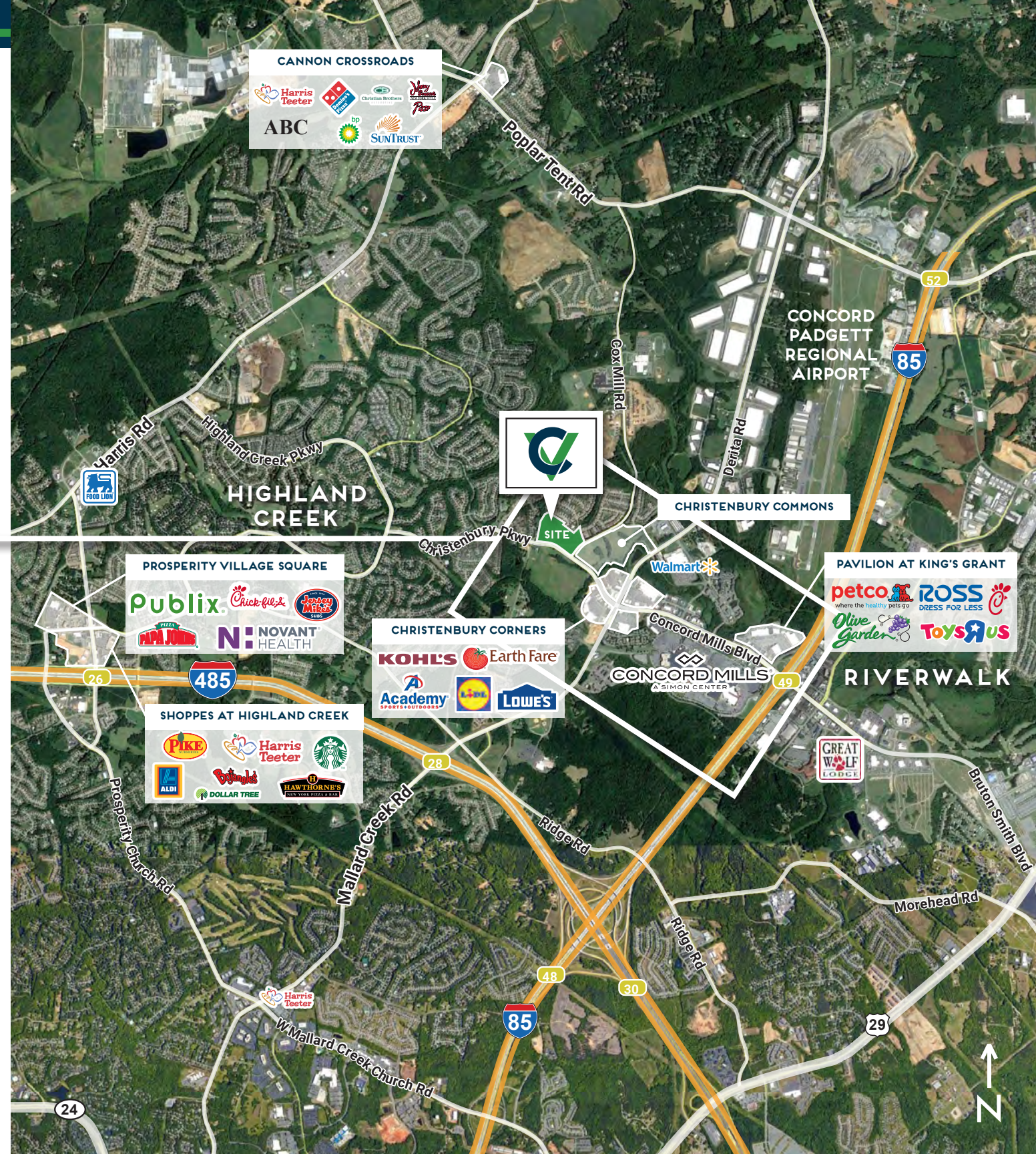


MARKET INFO



LOCATION, LOCATION, LOCATION

Located along highly sought after retail corridor directly proximate to Concord Mills and the master planned Highland Creek community



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RESIDENTIAL ACTIVITY

27,636

TOTAL HOUSEHOLDS
WITHIN 3.5 MILES & 74,222
PEOPLE (2022)

Source: Esri 2022

Highland Creek Community has over 4,400 homes spanning across two counties. And with an estimated population of over 14,000 residents, Highland Creek is the largest master planned communities in North Carolina.





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