



# 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?

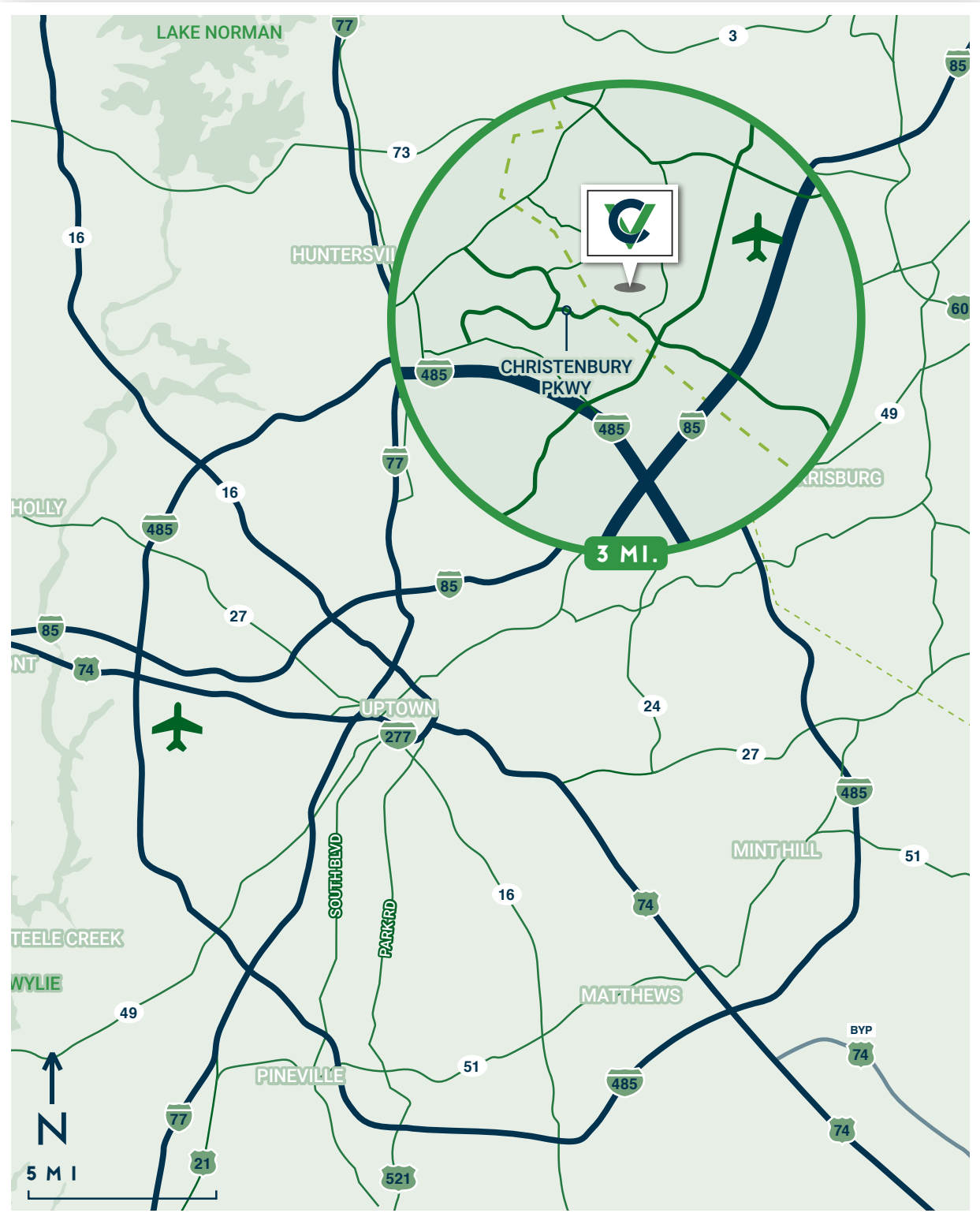
Q3 & Q4 2024  
(Lowes Foods delivering Q3 2024)

# WHERE?

Concord, North Carolina

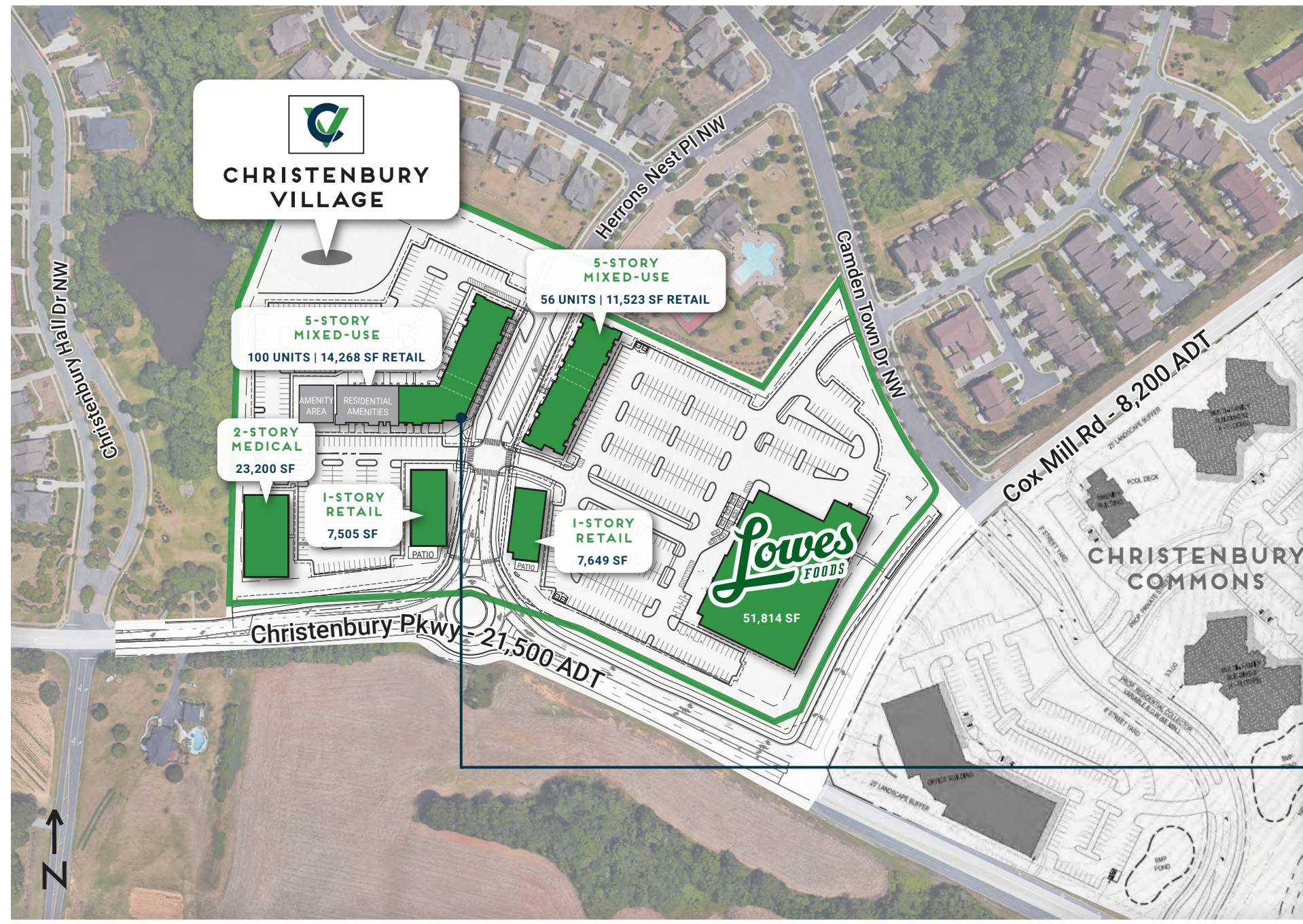
# WHY?

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





# SITE PLAN



# GROCERY ANCHORED



**Lowes Foods 51,814 SF  
opening 3<sup>rd</sup> Quarter 2024**

# RETAIL



**±115,959 SF**

# RESIDENTIAL



**156 units**

## CHRISTENBURY APARTMENTS &amp; 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





# MARKET INFO

585 HOMES

CHRISTENBURY APARTMENTS  
& COMMERCIAL RETAIL



LOWES FOODS  
DELIVERING Q3 2024



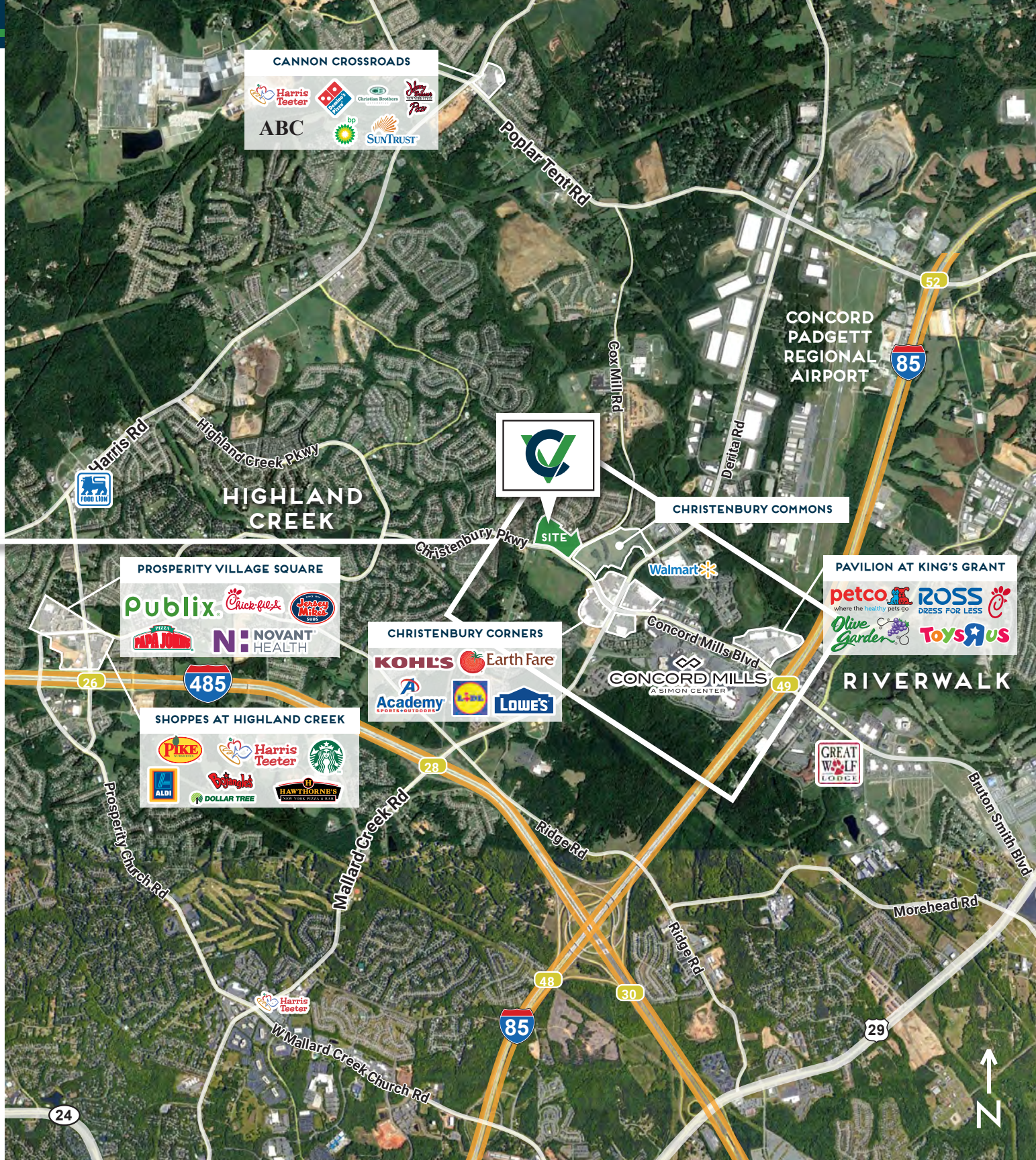


# MARKET INFO



**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.




Photo: highlandcreek.com



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