

Christenbury Medical

9620 CHRISTENBURY PKWY, CONCORD, NC 28027



Medical

FOR
Lease

SIZE
±14,000 SF

PRICE
Call for Pricing



Overview

Class A, 14,000 SF medical office building available

Delivering Q4 2026

Well positioned in new Lowes Foods anchored (115,959 SF) mixed-use center less than 1 mile from Concord Mills and less than 1.5 miles from I-85

50,000 residents within 3 miles of site

Parked at 5/1,000 with great visibility from Christenbury Pkwy

Building and monument signage available

New Construction Medical Office Building in Christenbury Village



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Christenbury Medical

9620 CHRISTENBURY PKWY, CONCORD, NC 28027

Property Overview

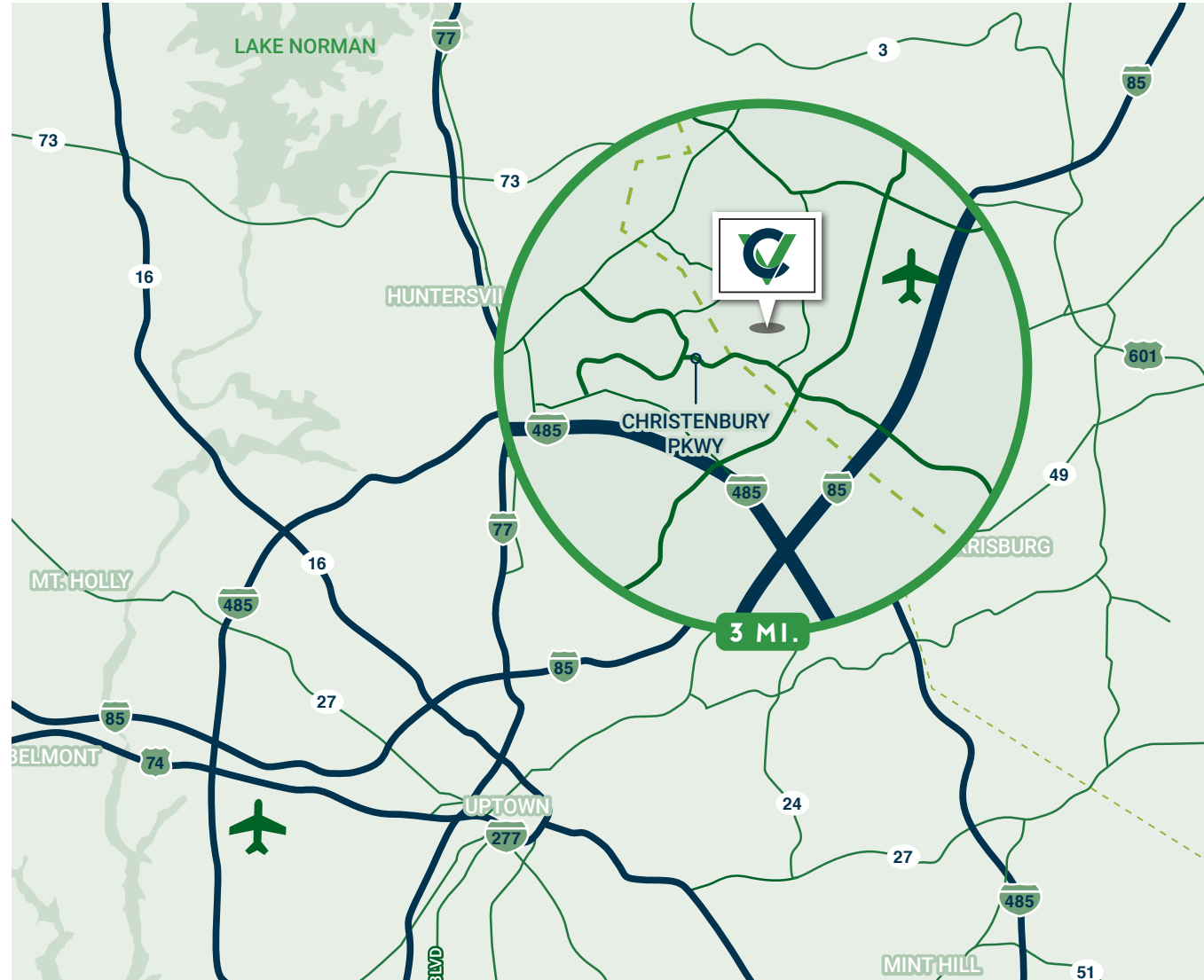
Property Specifications

Address	9620 Christenbury Pkwy Concord, NC 28027
Property Type	Medical Office
Building	±14,000 SF
Delivering	Late 2026
County	Cabarrus
Access	Christenbury Parkway
Location	Within 1 mile of Concord Mills
Signage	Building & Monument Options Available

Demographics

	1 mile	3 mile	5 mile
Population	11,217	57,728	146,499
Growth Rate	1.35%	1.75%	1.80%
Avg. HH Income	\$130,073	\$140,426	\$123,770

Source: Esri® 2024



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Christenbury Medical

9620 CHRISTENBURY PKWY, CONCORD, NC 28027

Site Overview



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Christenbury Medical

9620 CHRISTENBURY PKWY, CONCORD, NC 28027



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Christenbury Medical

9620 CHRISTENBURY PKWY, CONCORD, NC 28027

Rendering



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

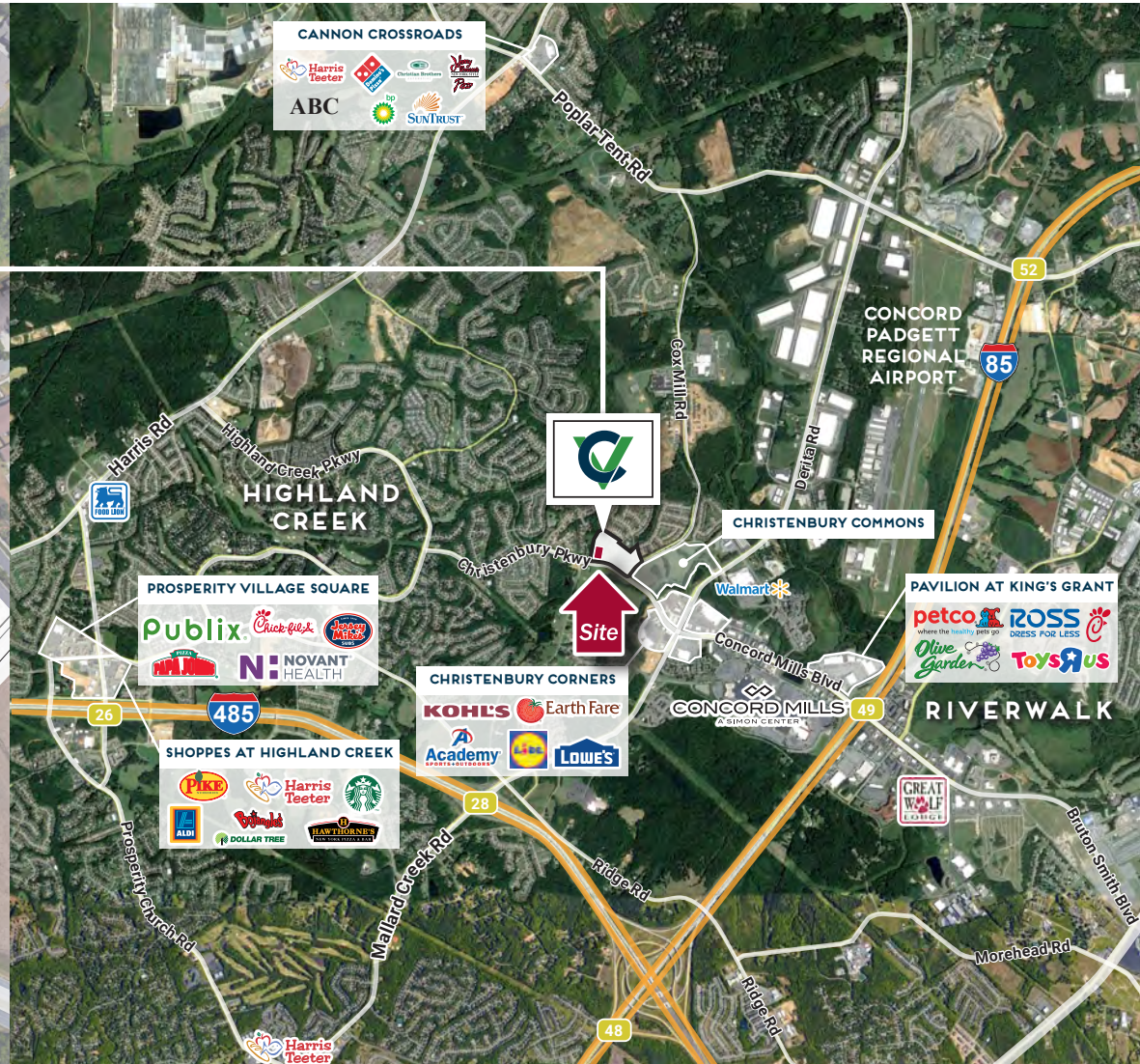
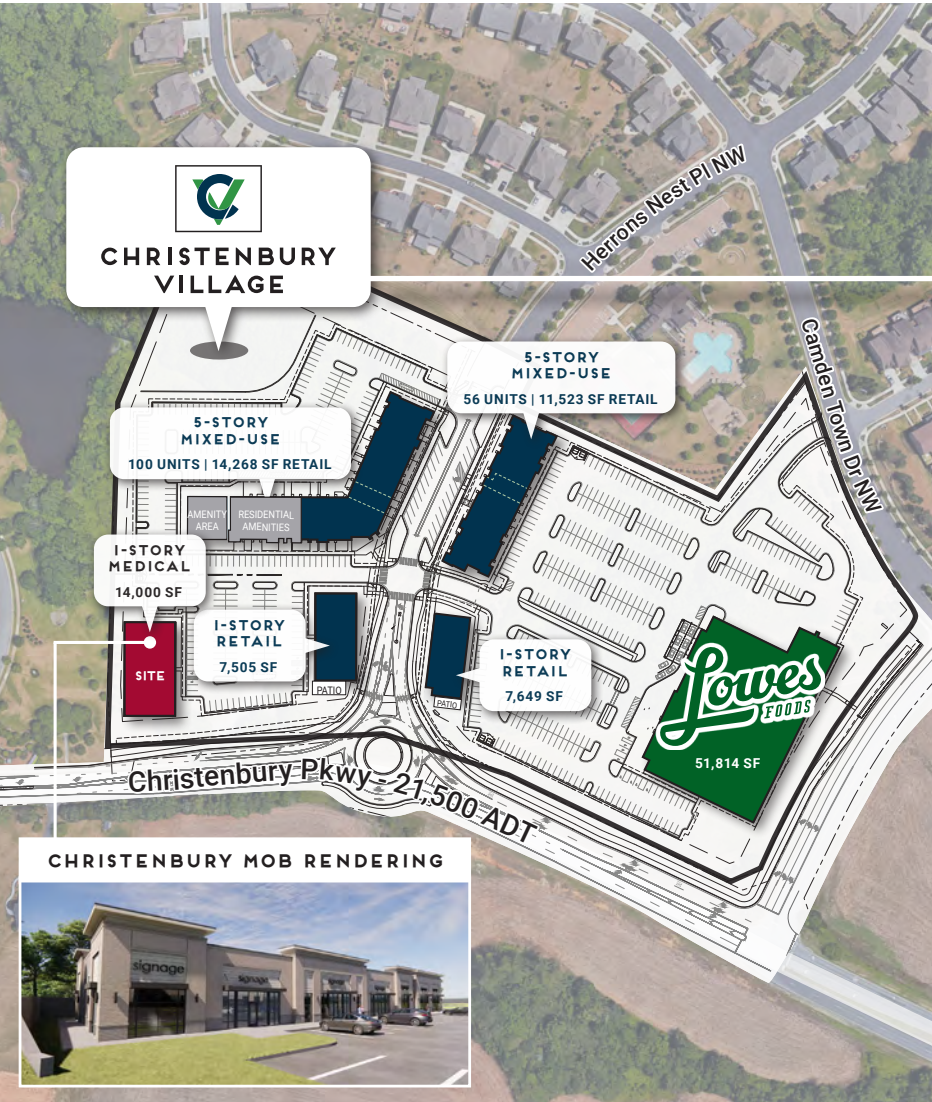
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Christenbury Medical

9620 CHRISTENBURY PKWY, CONCORD, NC 28027

Site Location



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Christenbury Medical

9620 CHRISTENBURY PKWY, CONCORD, NC 28027

Market Aerial



Joey Morganthall
Director of Retail
(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker
(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Christenbury Medical

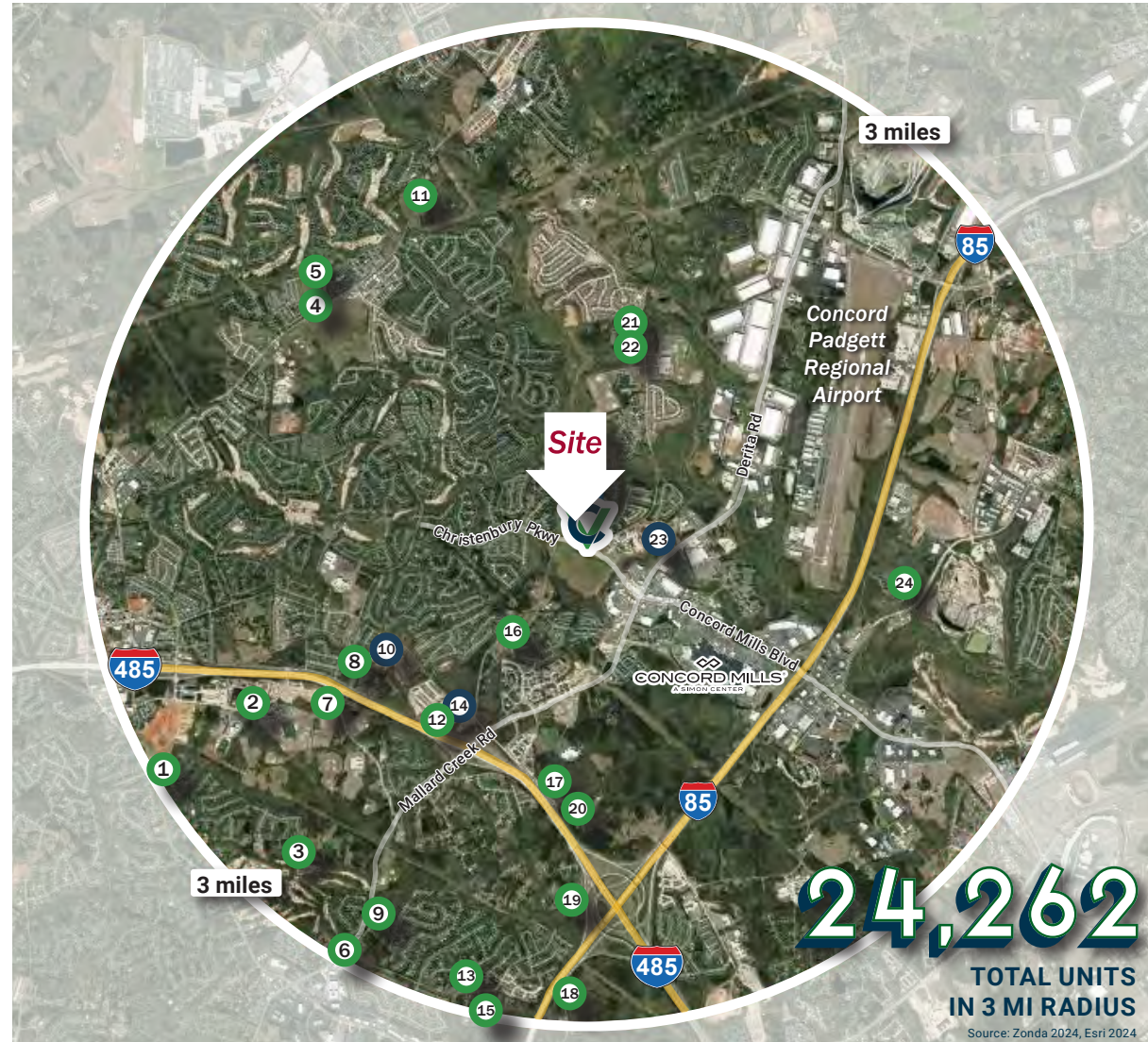
9620 CHRISTENBURY PKWY, CONCORD, NC 28027

Residential Activity

3 Mile Residential Report

Key: ○ Active ○ Future

#	Subdivision Name	Status	Total
1	Prosperity View TH	Future	22
2	Maverick Towns (P) TH	Future	45
3	C and L Estates (P) SF	Future	19
4	Skybrook Billings Property (MECK) SF	Future	28
5	Skybrook Billings Property (CAB) SF	Future	19
6	Villages at Mallard Creek (Kinger) TH	Future	34
7	3440 Johnston Oehler Rd (P) TH	Future	14
8	Jimmy Oehler (P) TH	Future	1
9	Galloway & Mallard MF (P) TH	Future	150
10	Aberdeen (MI Homes) TH	Active	279
11	Wallace Meadows TH	Future	81
12	Grays Landing (P) TH	Future	15
13	1916 Galloway Rd (P) TH	Future	28
14	Northfield Crossing TH	Active	105
15	Galloway Towns (Pulte) TH	Future	48
16	Beard Rd TH	Future	107
17	Pooja (P) TH	Future	26
18	Galloway TH	Future	63
19	Homewood (P) TH	Future	30
20	Covington Towns (P) TH	Future	121
21	Poplar Mills (P) SF	Future	14
22	Poplar Mills (P) TH	Future	154
23	Christenbury Greene TH	Active	63
24	Weddington Ridge (CAB) TH	Future	137



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

contact

Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com