

CHRISTENBURY VILLAGE

Lowes Foods Anchored 115,600 SF Retail Center CONCORD, NORTH CAROLINA



WHO?

DEMOGRAPHICS	IMILE	3 MILE	5 MILE
2021 Population	7,836	50,200	133,647
2021 Total Households	2,769	17,640	49,840
2021 Avg. HH Income	\$116,583	\$115,513	\$101,876

WHAT?

115,600 SF mixed-use development within 1 mile Of Concord Mills

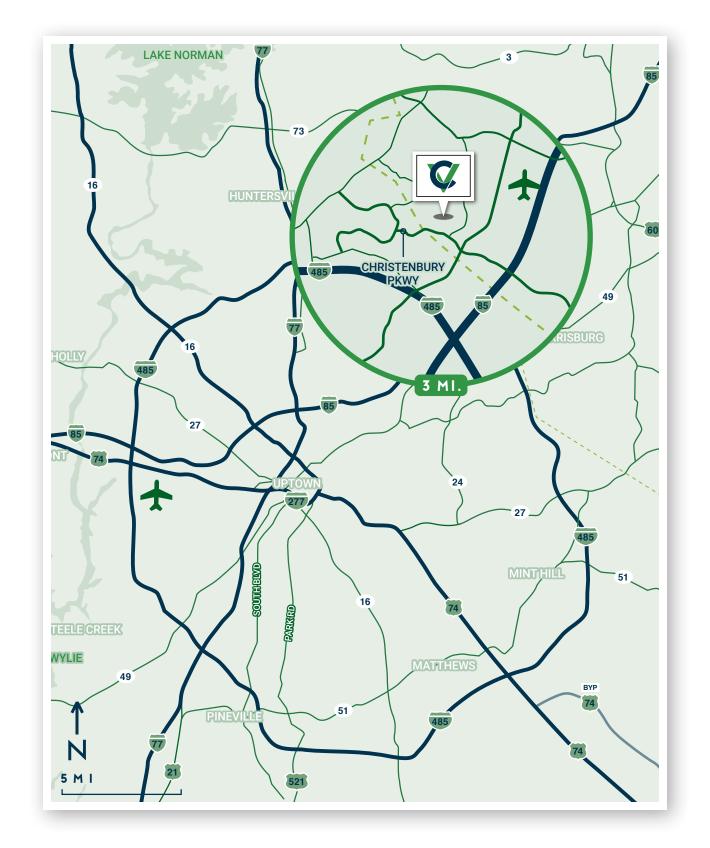
WHEN?

Early 2023

WHERE? Concord, North Carolina

WHY?

50,000+ residents within 3 milesthat's why





SITE PLAN



GROCERY ANCHORED



Lowes Foods 52,000 SF opening early 2023

COMMERCIAL



115,600 SF

RESIDENTIAL



156 units

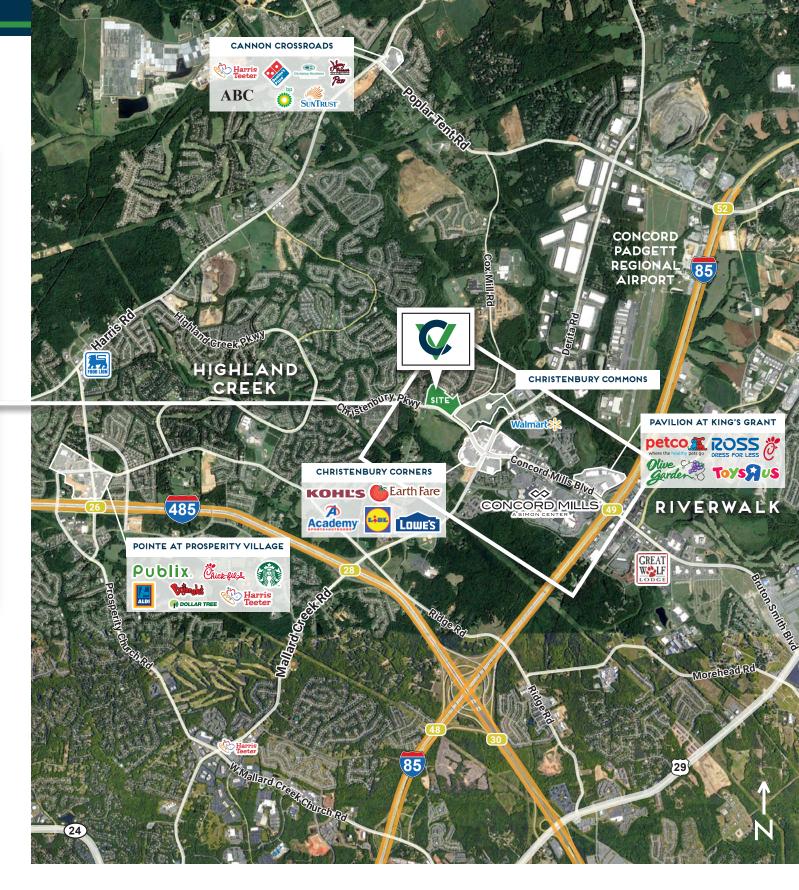


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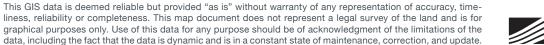


LOCATION, LOCATION, LOCATION

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







RESIDENTIAL ACTIVITY

25,804

TOTAL HOUSEHOLDS WITHIN 3.5 MILES & 71,232 PEOPLE (2021)

Source: Esri 2021

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.

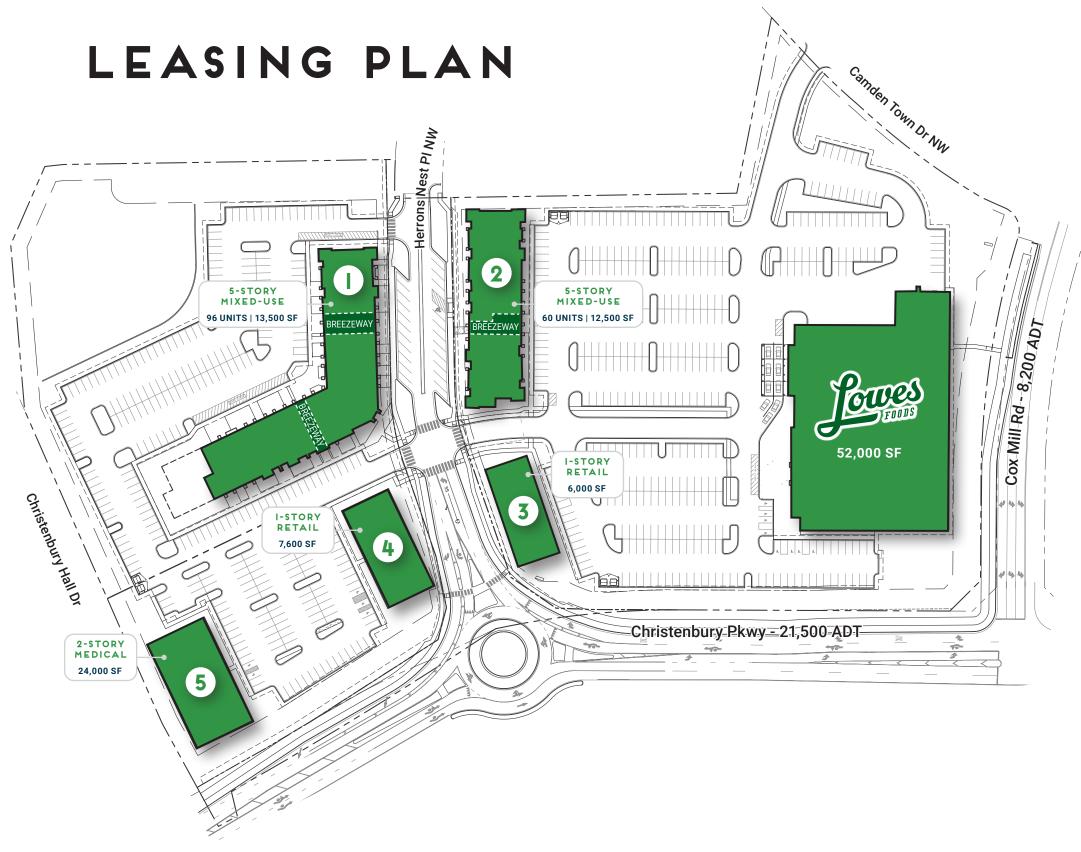




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BUILDING BREAKDOWN

BLDG	STORIES	USE	SF RETAIL
	5	Mixed-Use	13,500
2	5	Mixed-Use	12,500
3	1	Retail	±6,000
4	1	Retail	±7,600
5	2	Medical	24,000
Anchor	1	Lowes Foods	52,000
TOTAL			115,600



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