

Shops on Derita

3050 DERITA RD, CONCORD, NC 28027



Retail

FOR

| Lease

SIZE

| 1,200 SF

PRICE

| Call for Pricing



Overview

The site offers two points of direct access from Derita Road including one from a fully signalized intersection

Across the street from Concord Mills Mall - North Carolina's largest outlet and value retail shopping destination

Shared access with Christenbury Corners - Khol's, Earth Fare, Pet Supplies Plus, McDonald's, Bad Daddys Burger Bar, and Dunkin'

Located just over 1 mile from both I-85 (exit 49) and I-485 (exit 28)

Frontage and direct visibility on Derita Road (22,476 CPD)

Monument signage available

1,200 SF Retail Space Available for Lease



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

Joey Morgenthall
Director of Retail
(704) 367 5007
jmorgenthall@mpvre.com

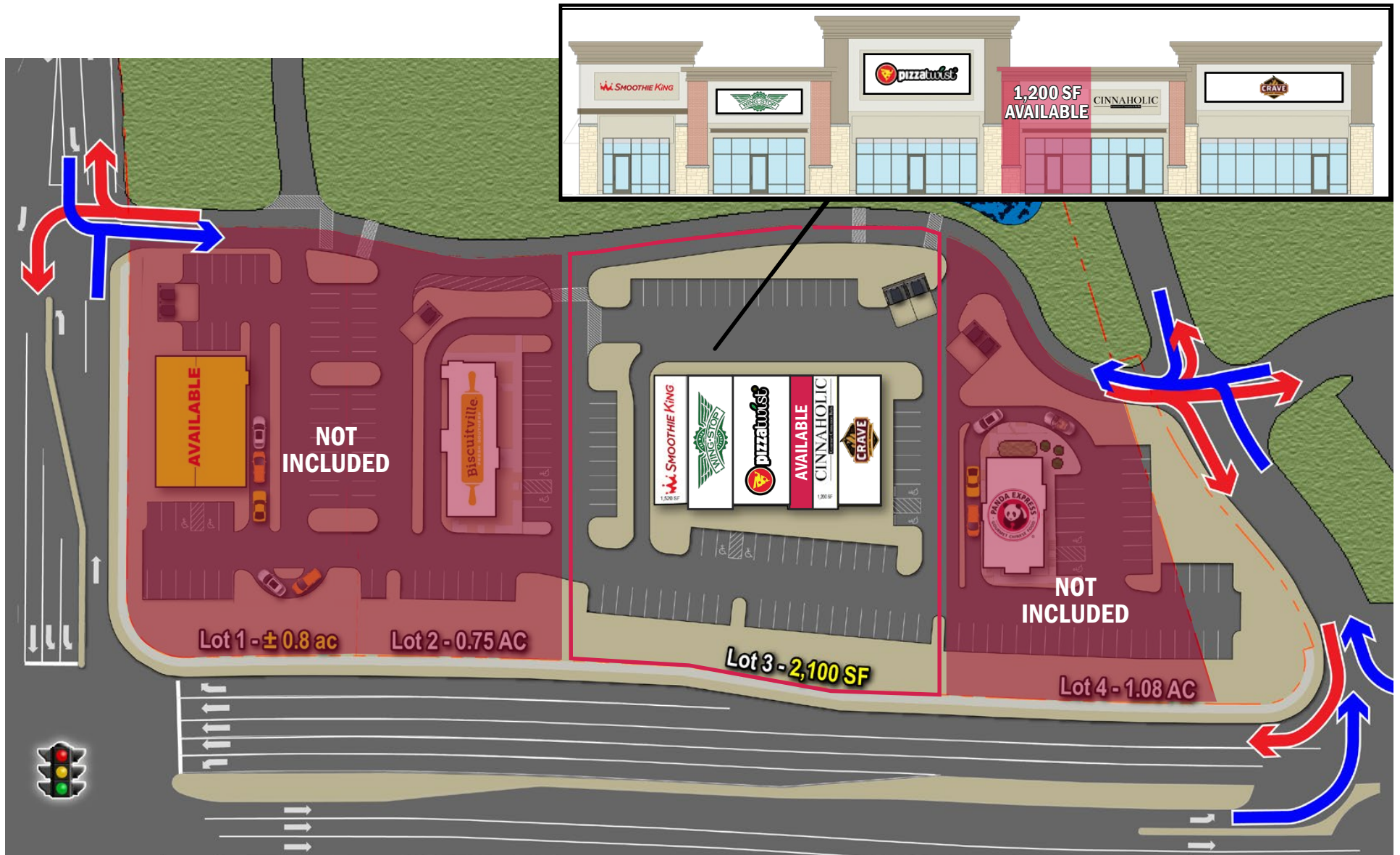
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Shops on Dertia

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Site Plan



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Site Aerial



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Market Aerial



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Property Overview

Demographics

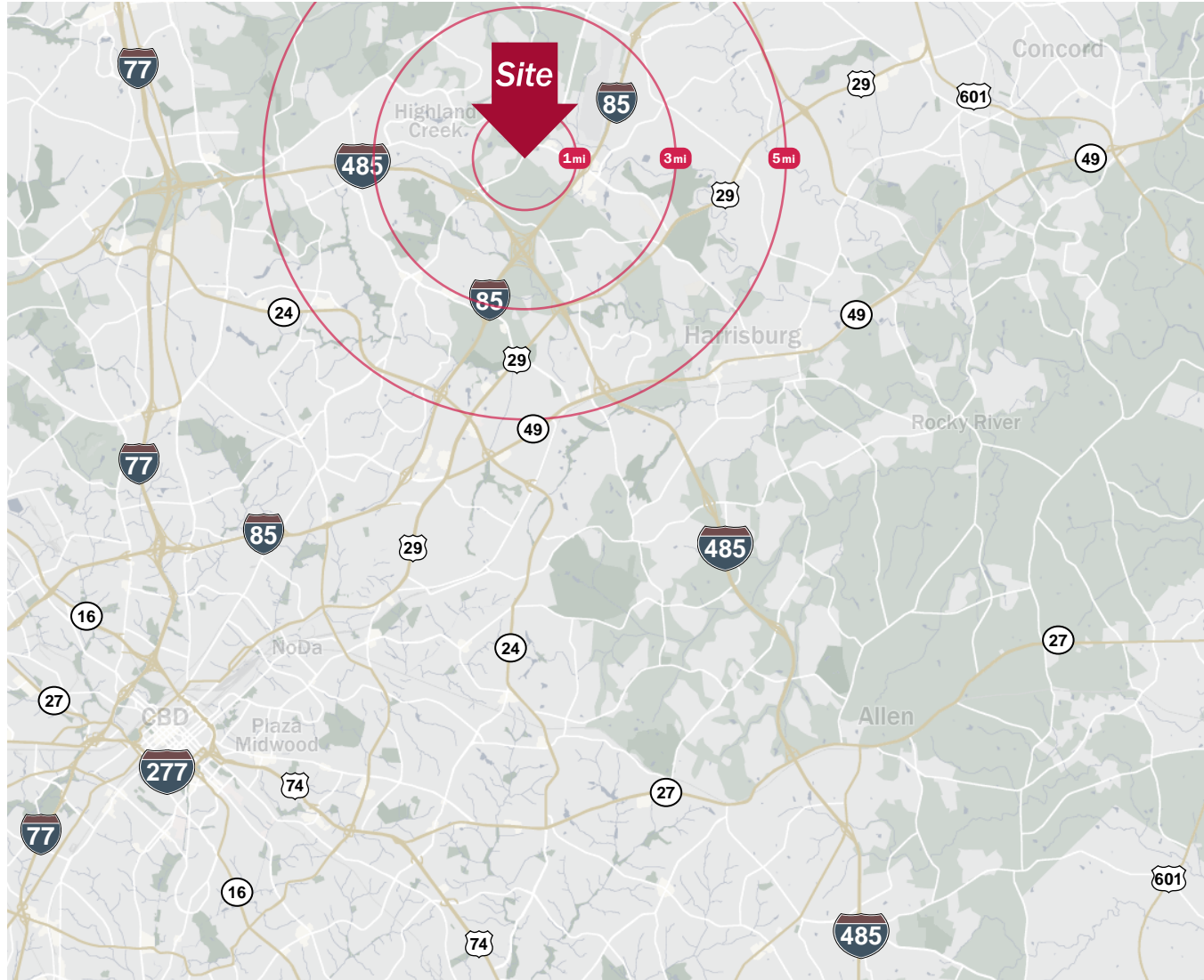
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	9,119	58,493	157,162
Growth Rate	3.76%	3.54%	2.39%
Avg. HH Income	\$108,019	\$122,150	\$110,857

Traffic Count

Source: NCDOT

	AADT
Derita Rd	24,000 (2022)
Concord Mills Blvd	20,500 (2022)



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Property Photos



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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