

Shops on Derita

3050 DERITA RD, CONCORD, NC 28027



Retail

FOR

| Lease

SIZE

| ±2,800 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: Kohl's, Earth Fare, Pet Supplies Plus, McDonald's, Bad Daddy's 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

±2,800 SF Retail Space Available for Lease



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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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Demographics

Demographics

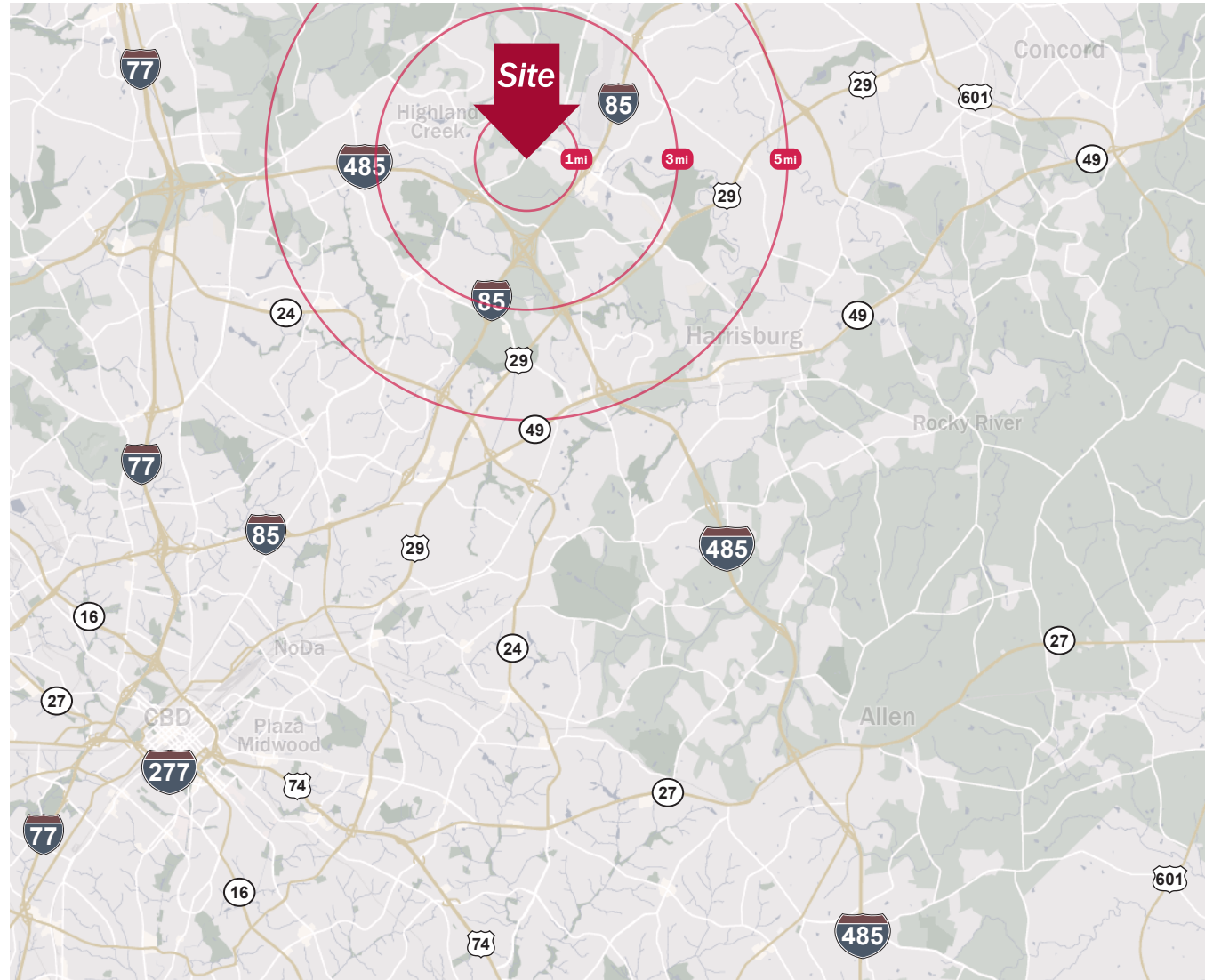
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	9,743	62,642	162,766
Growth Rate	4.48%	4.05%	2.57%
Avg. HH Income	\$112,140	\$131,792	\$117,969

Traffic Count

Source: NCDOT

	AADT
Derita Rd	24,024 (2024)
Concord Mills Blvd	21,000 (2024)



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Property Photos



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

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