

Settlers' Landing

290 ROBINS WAY, CONCORD, NC 28027



Office/Medical

FOR | SIZE | PRICE
Lease | ±4,154 – 8,537 SF | Call for Pricing



Overview

Brand new construction

Signage opportunities

Lots of natural light in each suite

3 suites available

Suite 100-A: 4,383 SF

Suite 100-B: 4,154 SF

Suite 200-A: Occupied – Lesley Dentistry

Suite 200-B: 4,342 SF

Ample Surface parking

Conveniently located off Hwy 29 in between George Liles Pkwy and Bruton Smith at the intersection of Pitts School Road

Newly Constructed Concord Office Building



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Property Overview

Demographics

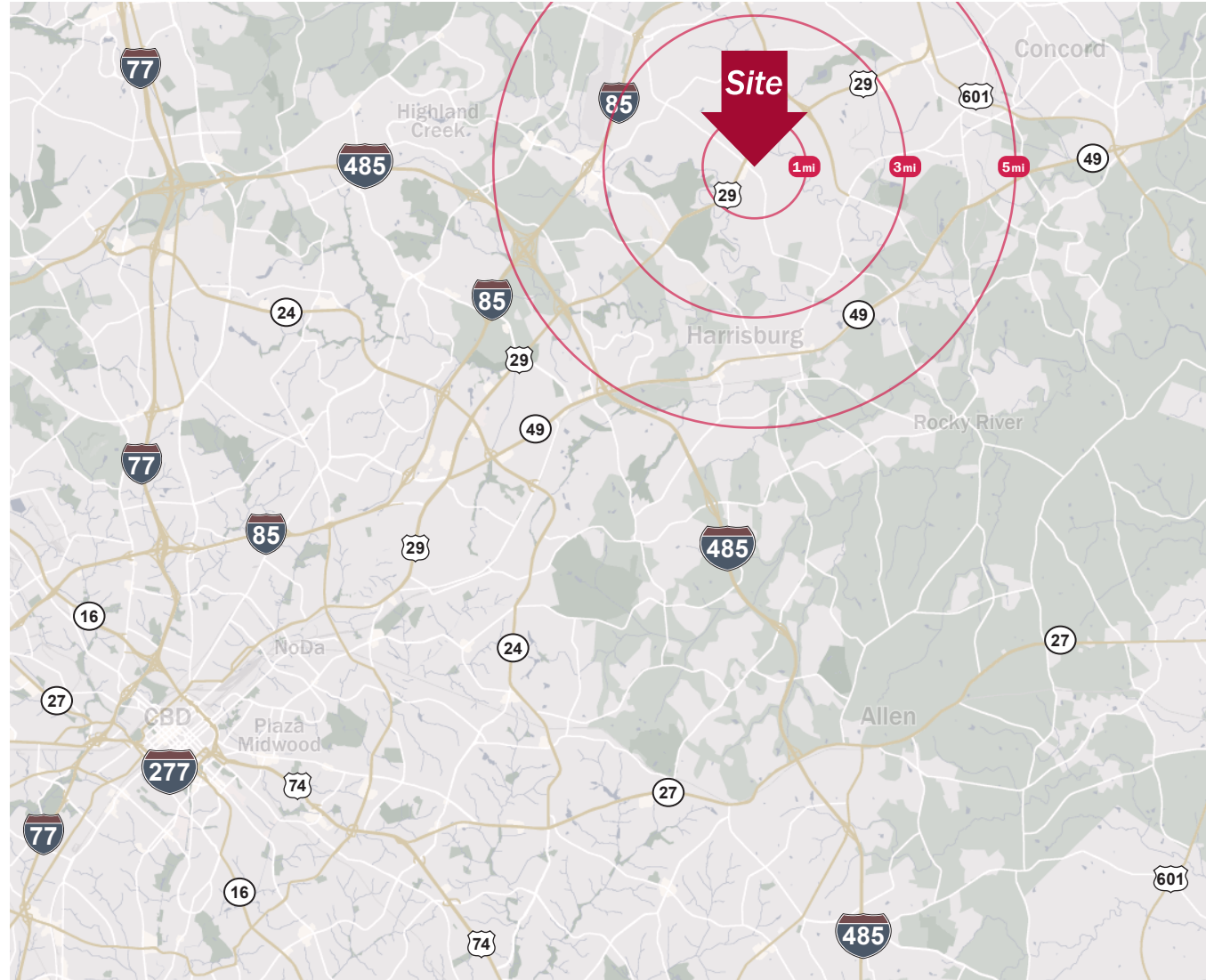
Source: Esri® 2023

| | 1 mile | 3 mile | 5 mile |
|----------------|-----------|-----------|-----------|
| Population | 5,461 | 36,296 | 114,165 |
| Growth Rate | 1.36% | 1.59% | 2.13% |
| Avg. HH Income | \$107,800 | \$120,290 | \$106,402 |

Traffic Count

Source: NCDOT

| | AADT |
|------------------------|---------------|
| Concord Pkwy S (Hwy29) | 26,000 (2022) |
| Pitts School Rd NW | 9,900 (2022) |



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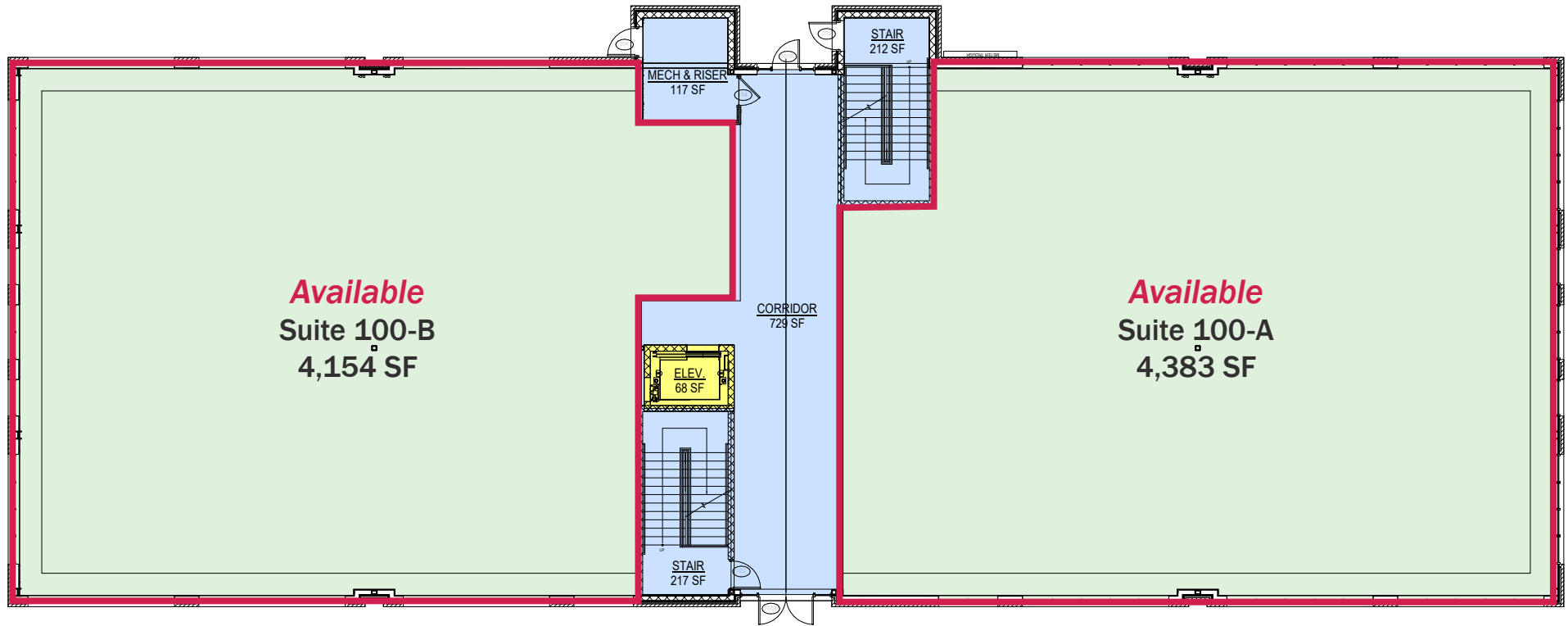
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LEASEABLE SPACE LEGEND

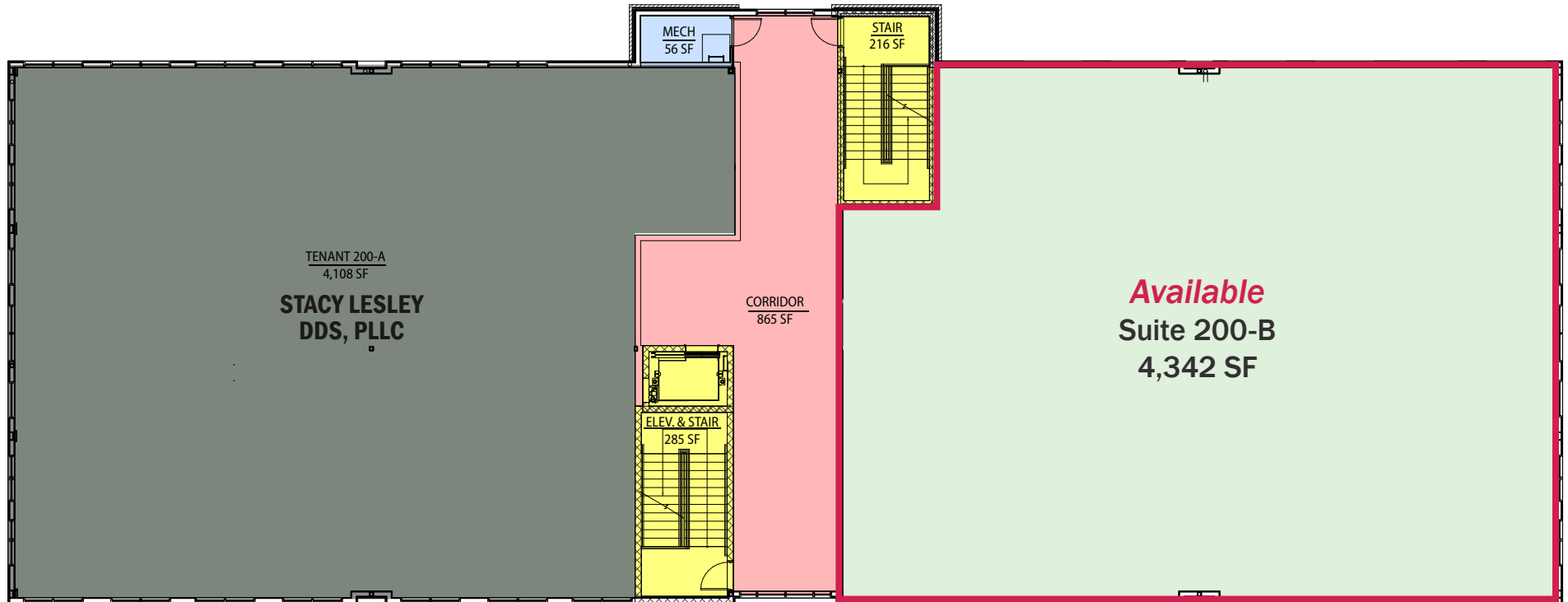
- TENANT SPACE
- BUILDING SERVICE AREA
- MAJOR VERTICAL CIRCULATION
- FLOOR SERVICE AREA



1 | LEVEL 01 FLOOR PLAN
LS1 | 3/32" = 1'-0"

LEASEABLE SPACE LEGEND

- TENANT SPACE
- BUILDING SERVICE AREA
- MAJOR VERTICAL CIRCULATION
- FLOOR SERVICE AREA

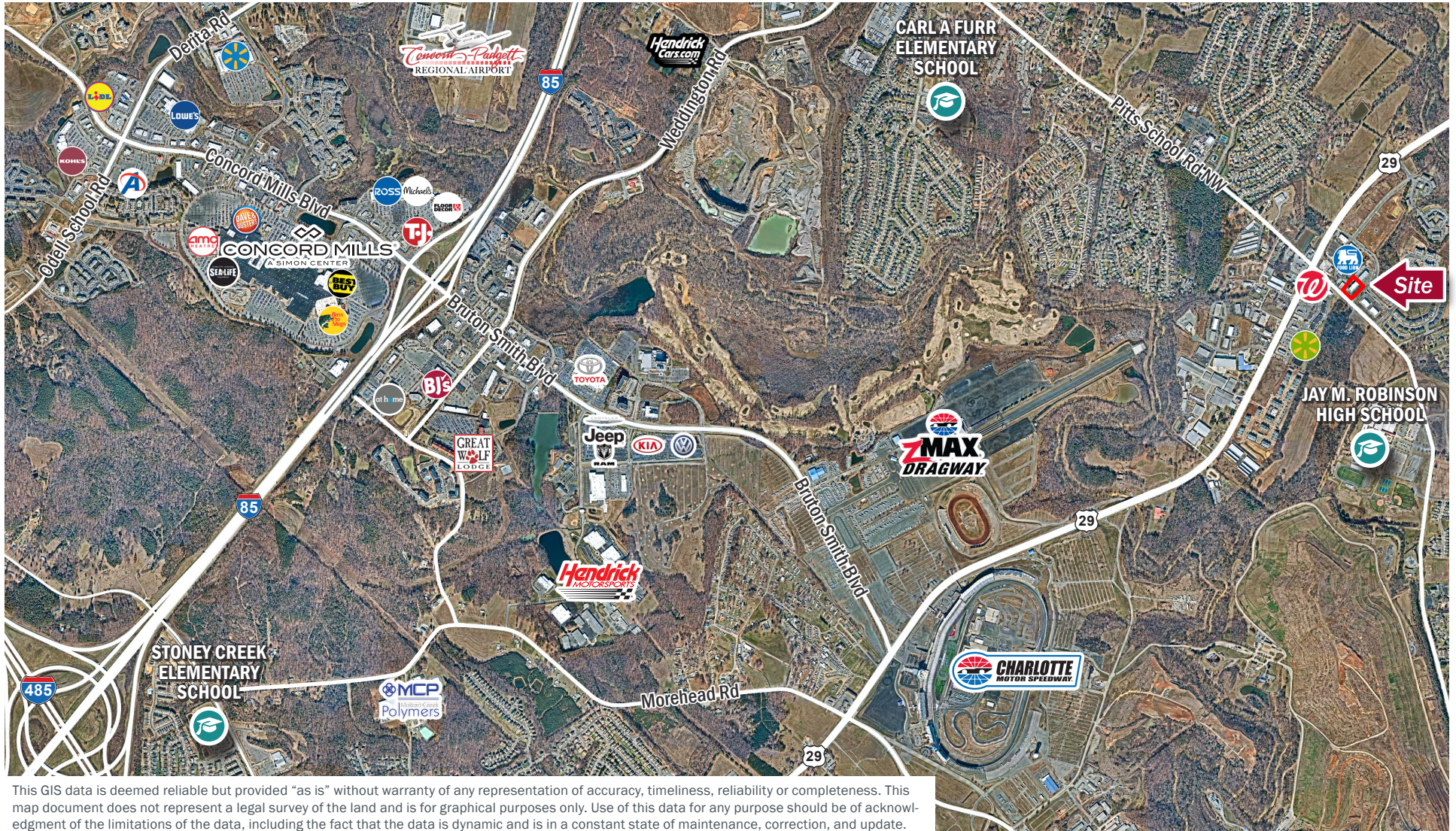


1 | LEVEL 02 FLOOR PLAN
LS2 | 3/32" = 1'-0"

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Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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Property Photos



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Medical | Industrial | Retail | Land | Investment | Office

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