

# Shops on Derita Endcap

3050 DERITA RD, CONCORD, NC 28027

Retail

FOR

Lease

SIZE

±2,100 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

±2100 SF Retail Space  
Available for Lease



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## Demographics

### Demographics

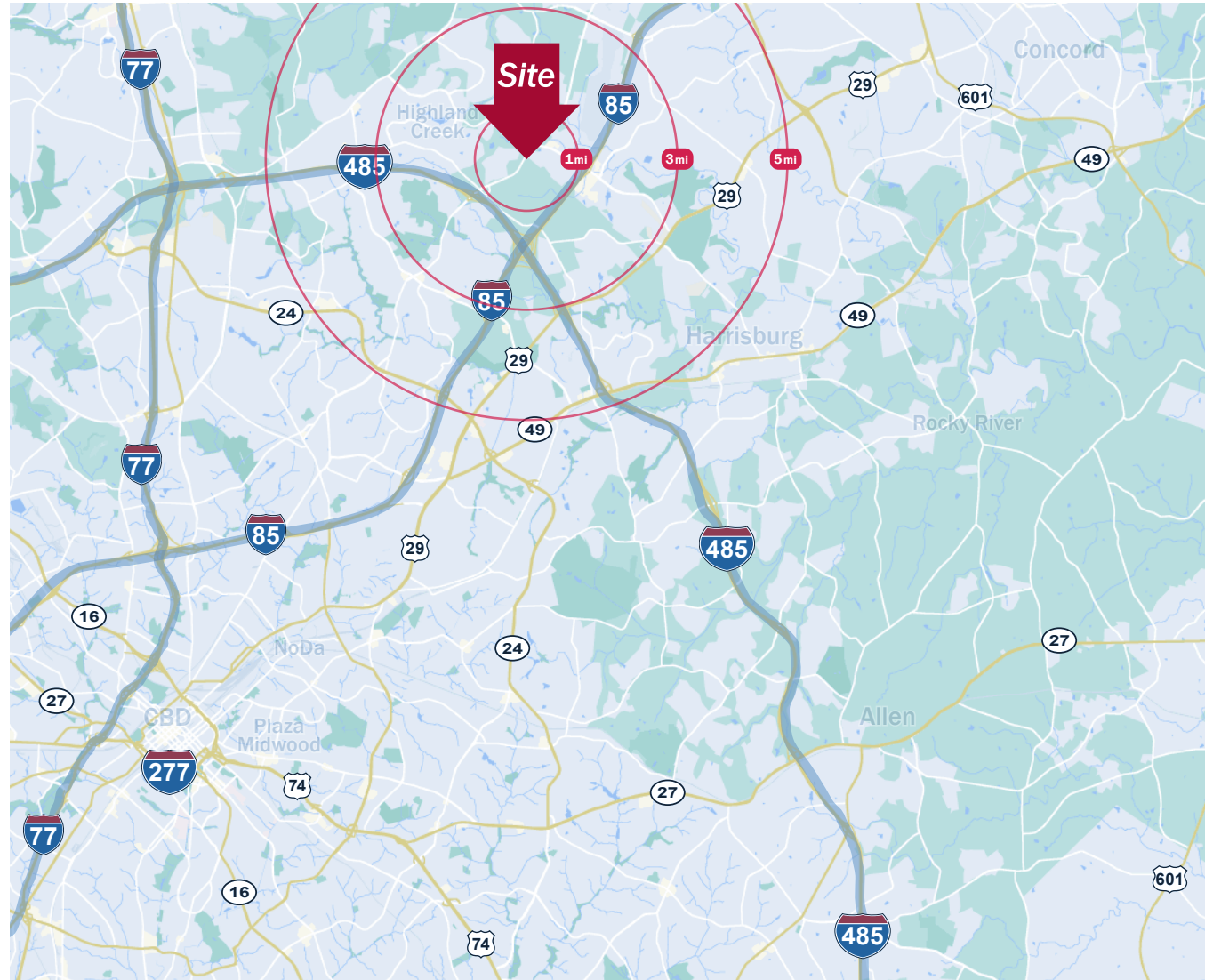
Source: Esri® 2024

|                | 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          | 24,000 (2024) |
| Concord Mills Blvd | 21,000 (2024) |



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## Site Plan



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Site Aerial



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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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