

Concord Commercial Land

KANNAPOLIS HIGHWAY & CONCORD PARKWAY N, NC 28025



Land

FOR
Sale

SIZE
±2.67 Acres

PRICE
\$450,000/Acre



Overview

+/- 2.67 acres available for sale near the Kannapolis Hwy & Concord Pkwy N (Hwy 601) intersection

Concord Zoning: C-2 (General Commercial)

Most retail, office, medical, hotel, and flex uses permitted by right

Close proximity to I-85 (Exit 58) and Downtown Concord

Located across from Atrium Health Cabarrus Hospital and Carolina Mall

Cabarrus County Parcel ID: 56211756550000

Ideal Land Site in Concord, NC For Sale



Clark Alcorn
Broker

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2400 South Boulevard | Suite 300
Charlotte, NC 28203

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Property Overview

Demographics

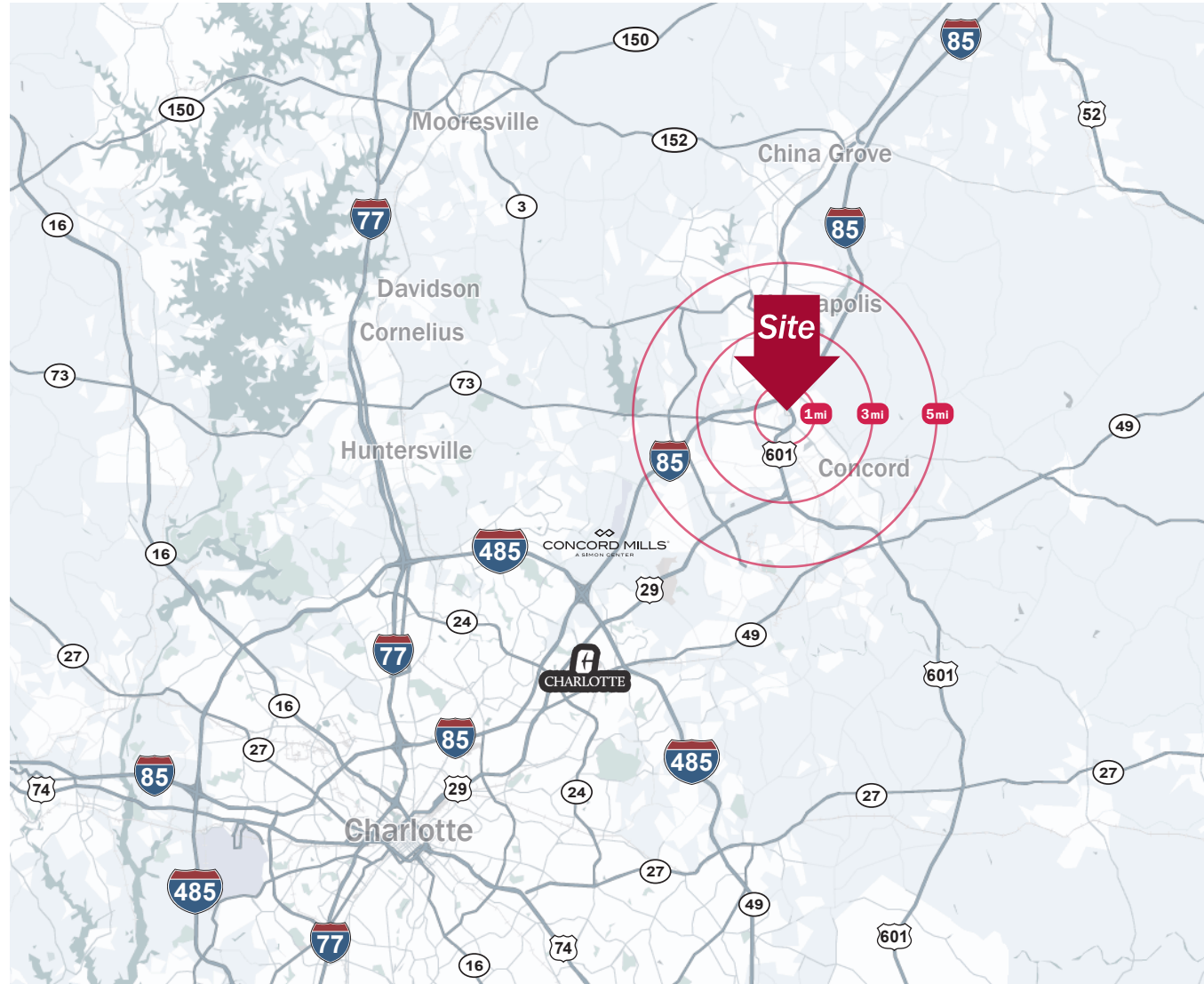
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	5,542	50,593	111,357
Growth Rate	1.29%	1.54%	1.83%
Avg. HH Income	\$100,487	\$90,565	\$97,241

Traffic Count

Source: NCDOT 2025

	AADT
Hwy 29/Concord Pkwy N	37,500 AADT
Kannapolis Hwy	9,800 AADT



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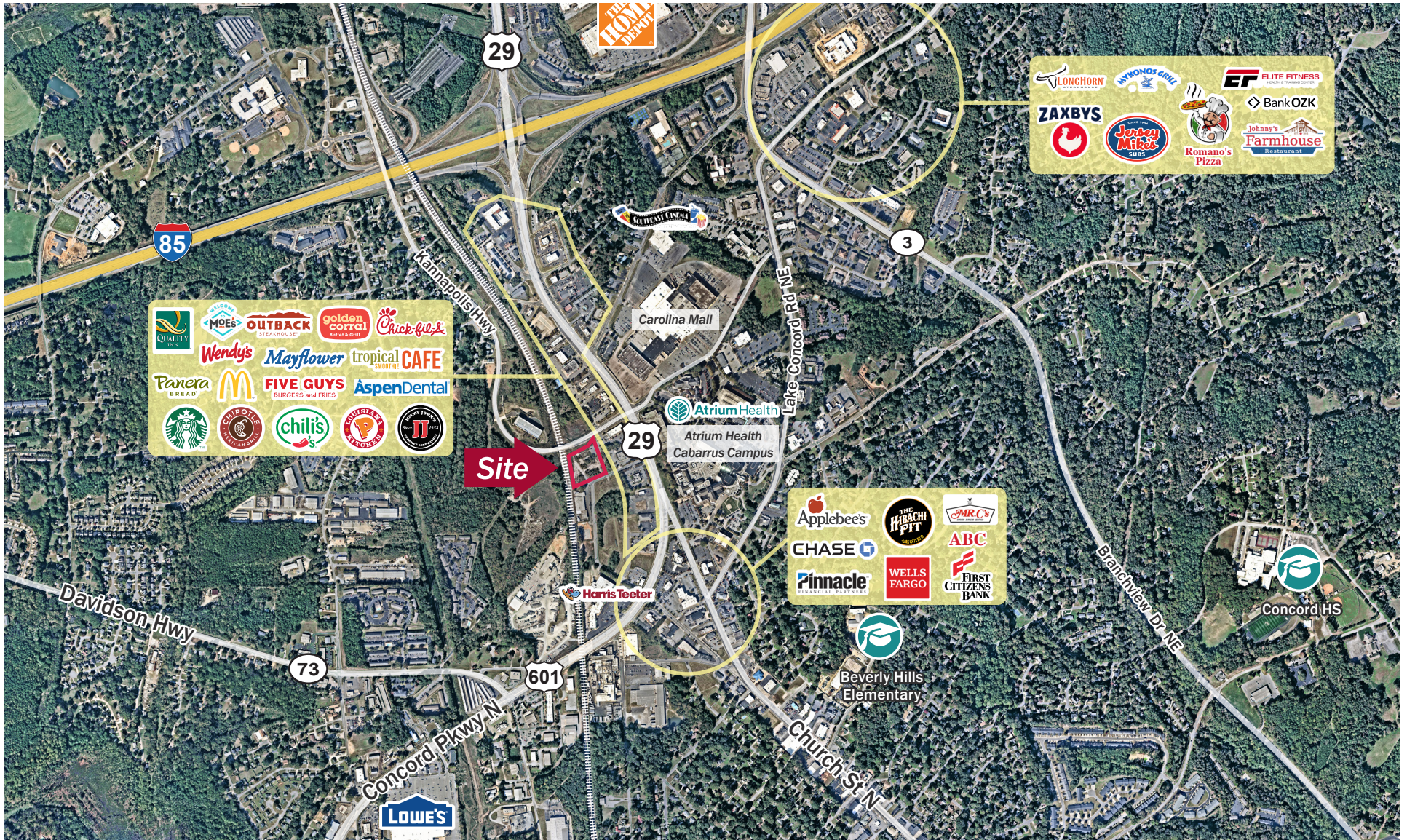
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Market Arial



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Medical | Industrial | Retail | Land | Investment | Office

contact

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