

Concord Station West

545 CONCORD PARKWAY N, CONCORD, NC 28027



Retail

FOR

Lease

SIZE

±1 - 1.5 AC

PRICE

Call For Pricing



Overview

Two outparcels available:

OP-1: ± 1.5 AC

OP-2: ± 1 AC

Strategically located at the signalized intersection of Concord Pkwy N & Poplar Tent Rd

3 full access points onto Poplar Tent Rd with a right-in-right-out and dedicated left in from Concord Pkwy N

Surrounding tenants include American Freight, Treasure Hunt Liquidators, Stars and Strikes, Elevation Church

Two Outparcels Available For Lease in Concord, NC



Davis Kirby
Broker

(704) 367 5018
dkirby@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Concord Station West

545 CONCORD PKWY N, CONCORD, NC 28027

Property Overview

Demographics

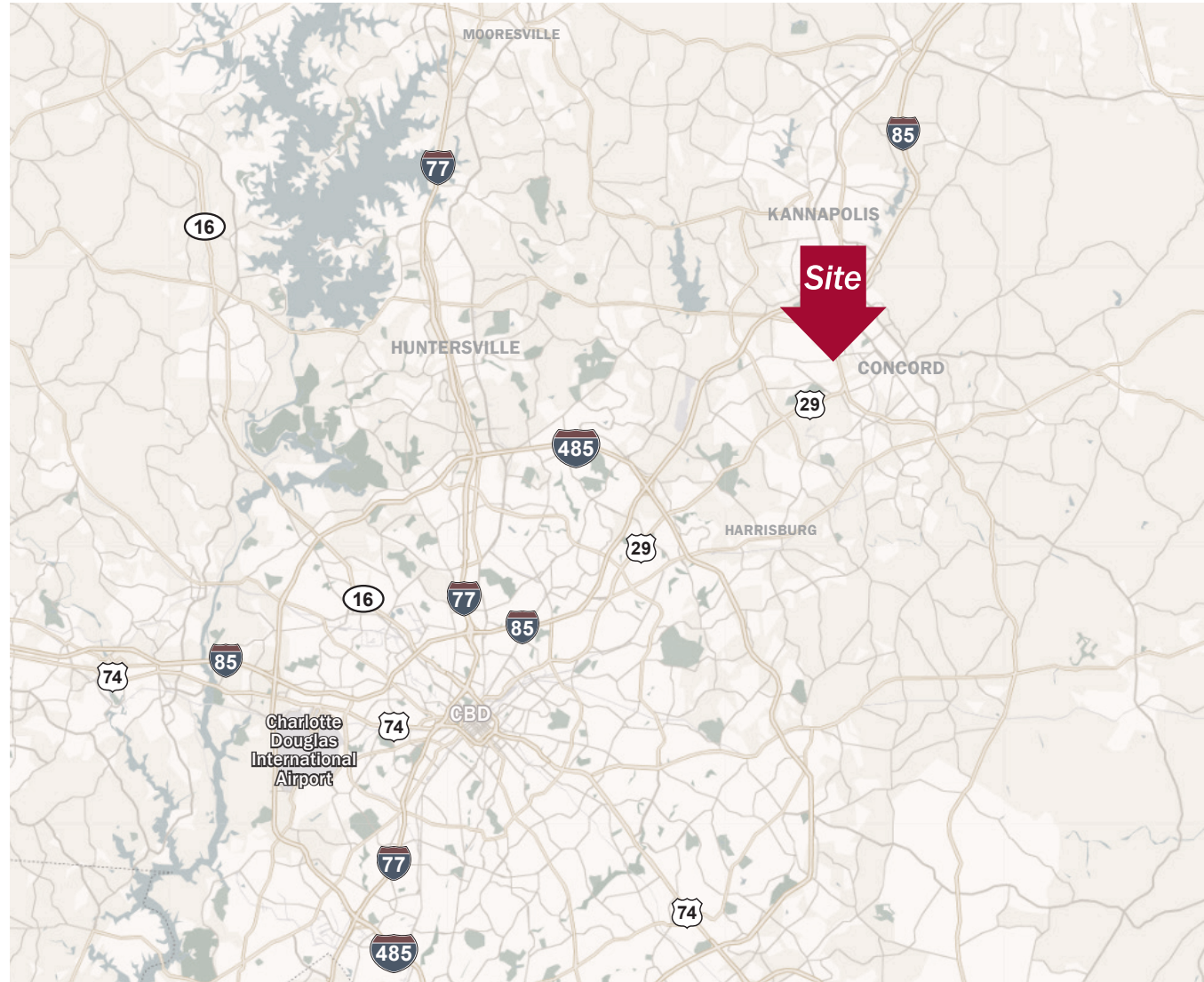
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	5,580	50,716	114,033
Growth Rate	1.13%	1.30%	1.16%
Avg. HH Income	\$70,873	\$86,325	\$95,862

Traffic Count

Source: NCDOT

	AADT
Concord Pkwy N	30,799 (2023)
Poplar Tent Rd	16,000 (2023)



Davis Kirby
Broker

(704) 367 5018
dkirby@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

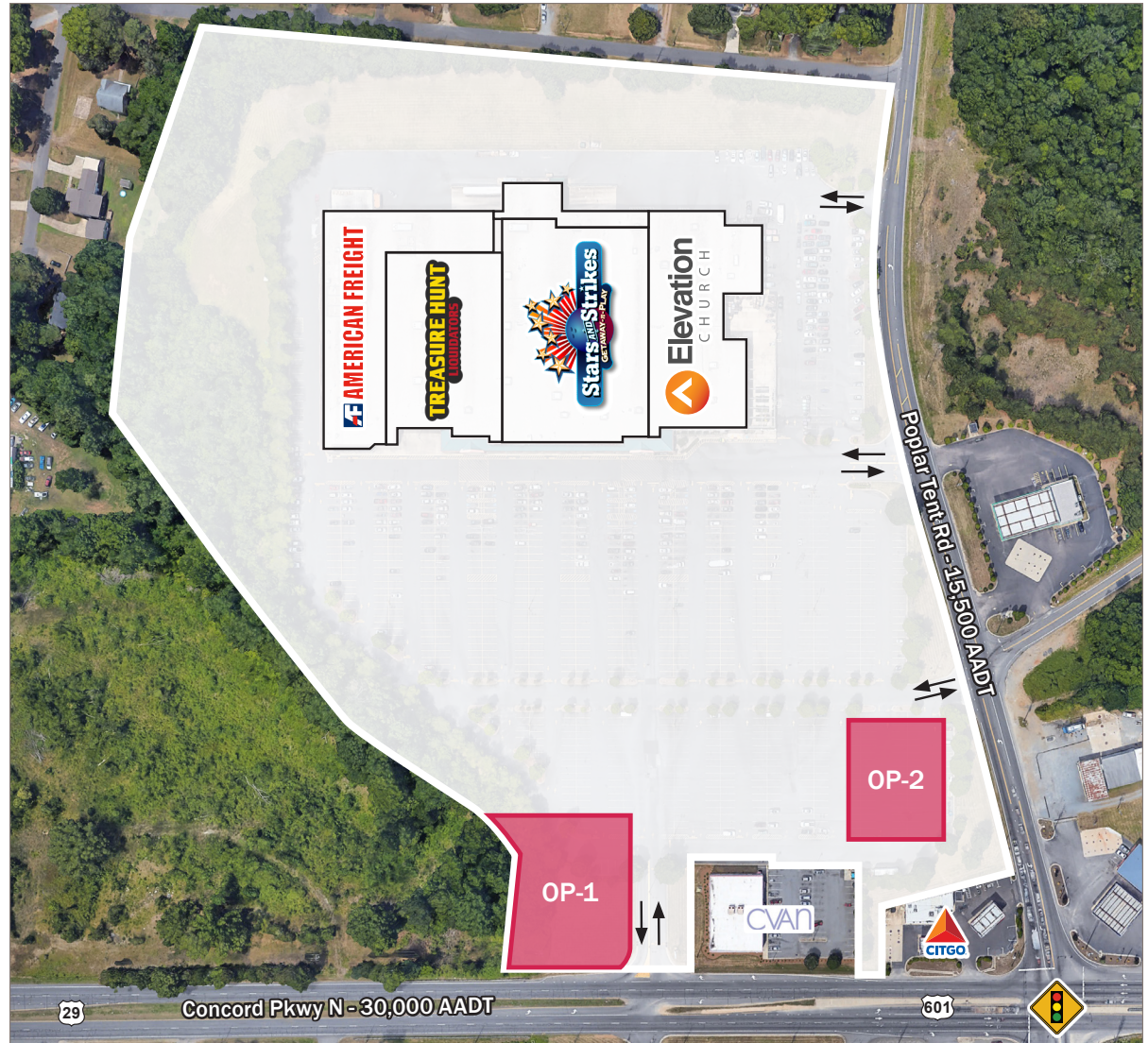
Concord Station West

545 CONCORD PKWY N, CONCORD, NC 28027

Site Plan

Leasing Availability

Suite	Tenant	Size
A	American Freight	35,455 SF
B	Treasure Hunt Liquidators	38,385 SF
C	Stars and Strikes	58,092 SF
D	Elevation Church	37,947 SF
OP-1	AVAILABLE	1.5 Acres
OP-2	AVAILABLE	1 Acre



Davis Kirby
Broker

(704) 367 5018
dkirby@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Concord Station West

545 CONCORD PKWY N, CONCORD, NC 28027

Market Aerial



Davis Kirby
Broker

(704) 367 5018
dkirby@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

contact

Davis Kirby
Broker

(704) 367 5018
dkirby@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com