Concord Station West

545 CONCORD PARKWAY N, CONCORD, NC 28027

MPV PROPERTIES
Working Together

Retail	FOR	SIZE	PRICE
	Lease	±35,455 SF - ±38,385 SF	Call For Pricing

Overview

Two spaces available
(can be combined):

Ste A:	35,455 SF
Ste B:	38,385 SF

Two outparcels available:

OP-1:	± 1.5 AC
OP-2:	± 1.0 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 Stars and Strikes and Elevation Church

Spaces Available For Lease in Concord, NC

MPV PROPERTIES

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Property Overview

Demographics

Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	5,729	51,684	116,304
Growth Rate	1.44%	1.73%	2.05%
Avg. HH Income	$74,814	$92.601	$101,952

Traffic Count

Source: NCDOT

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

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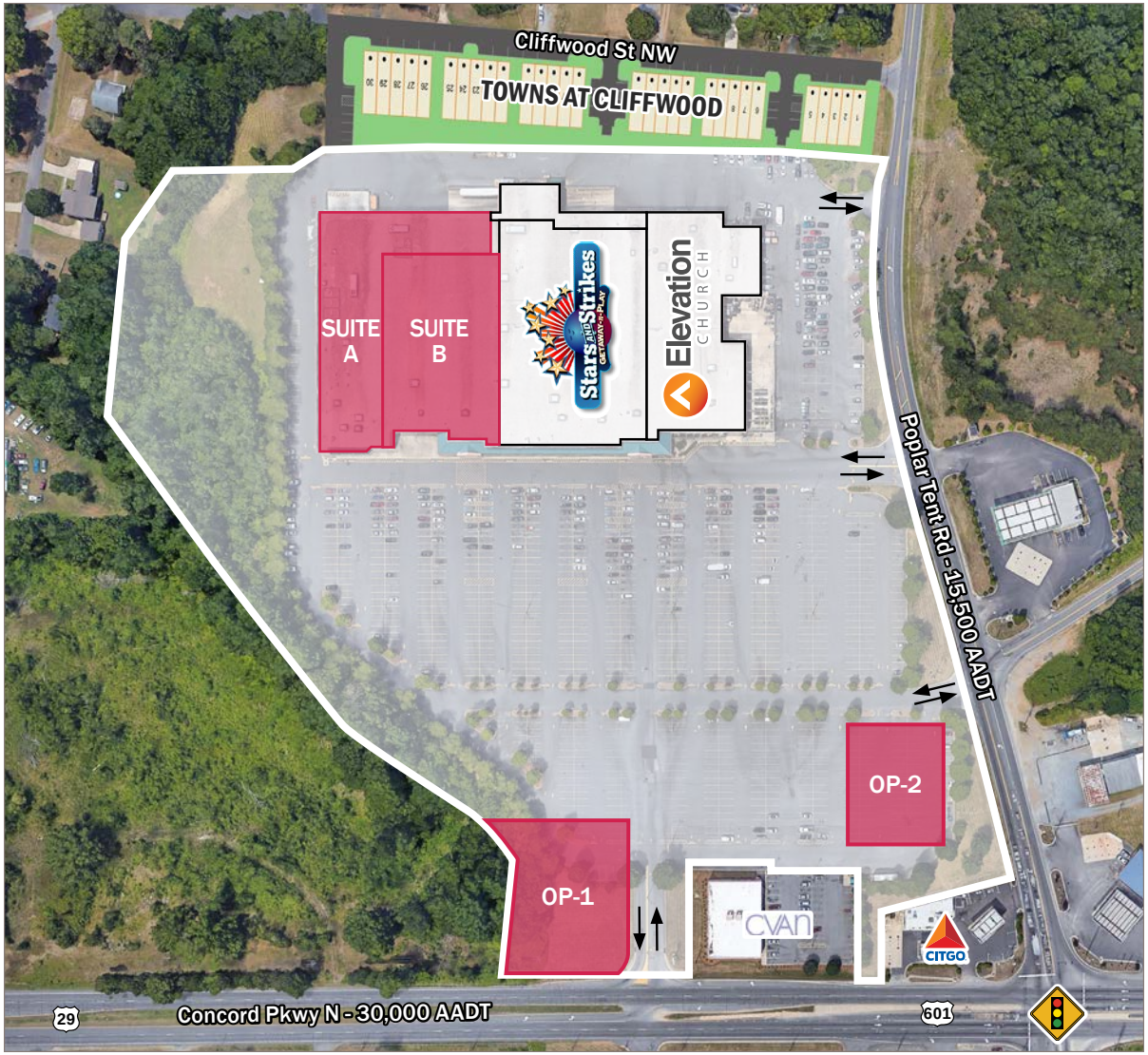
Site Plan

Leasing Availability

Suite	Tenant	Size
A	AVAILABLE	35,455 SF
B	**AVAILABLE**	**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**



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Market Aerial

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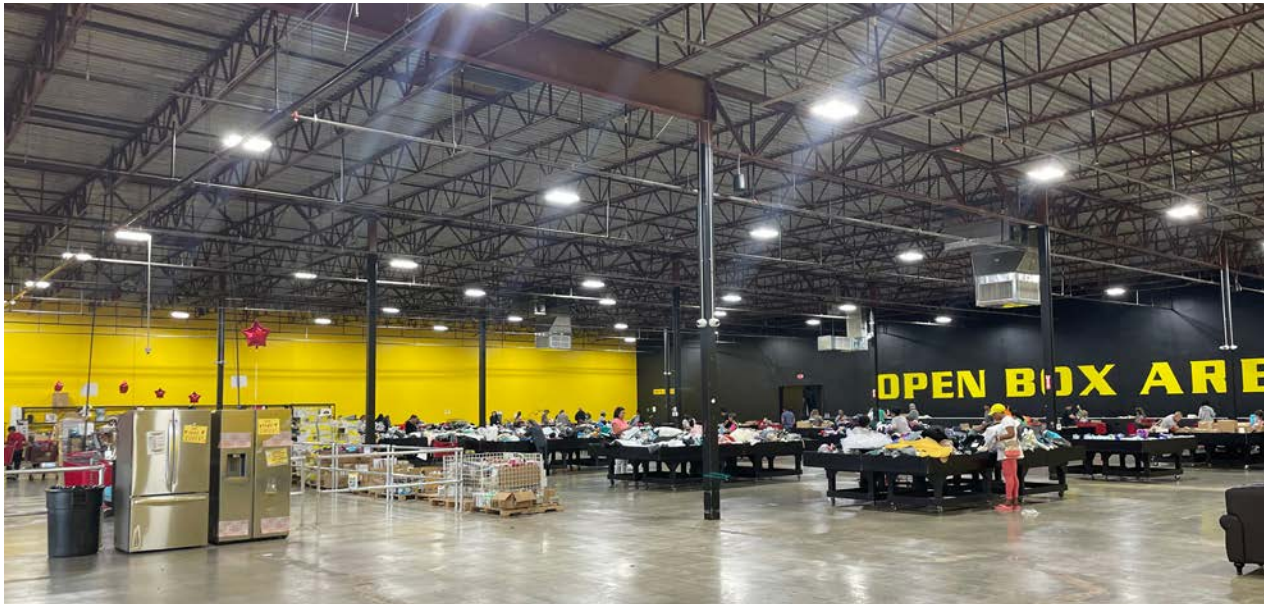
Property Photos



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Medical | Industrial | Retail | Land | Investment | Office

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