

Concord Station West

545 CONCORD PARKWAY N, CONCORD, NC 28027



Retail

FOR

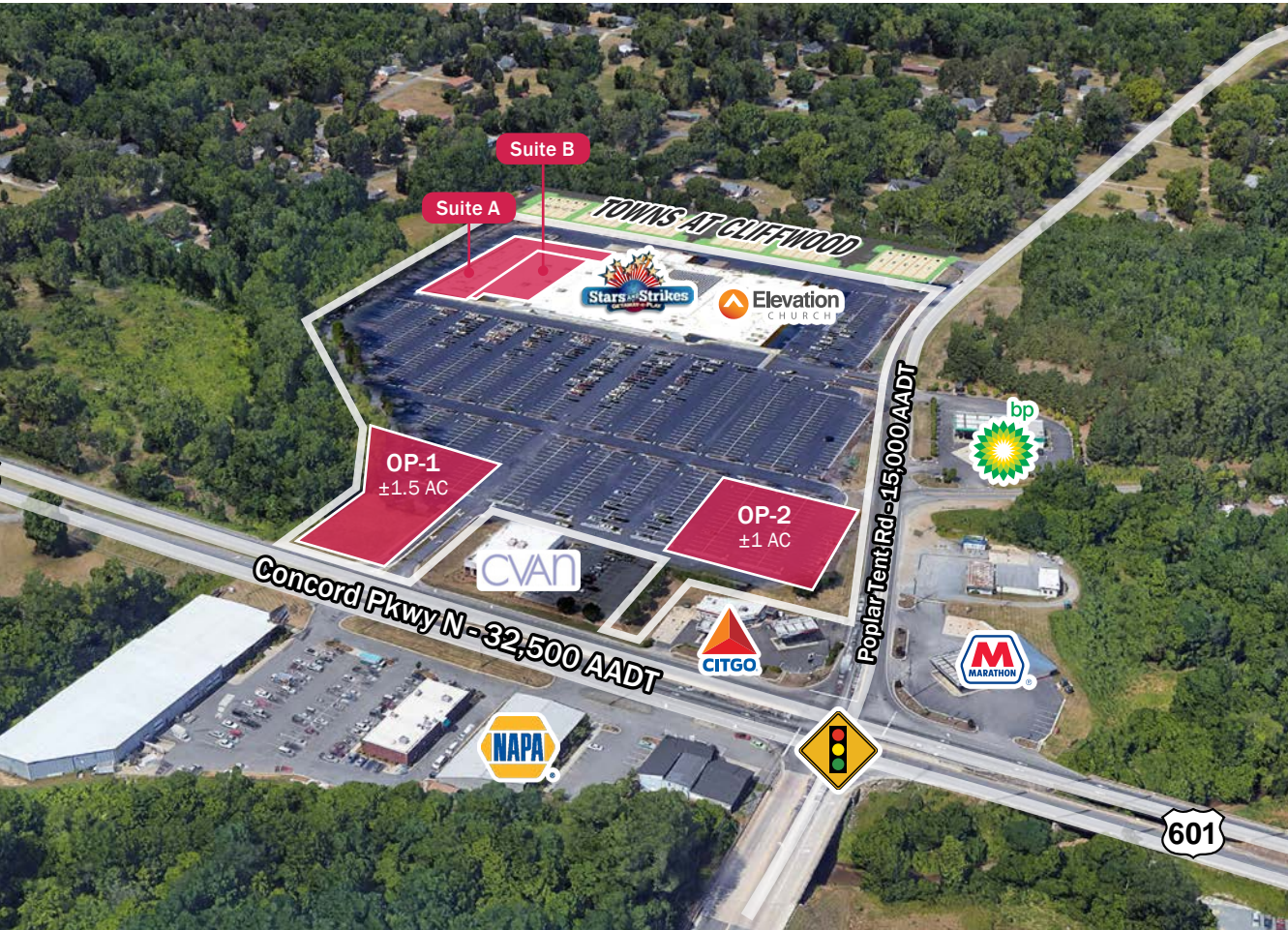
Lease

SIZE

±35,455 SF - ±73,840 SF

PRICE

Call For Pricing



Overview

Space available:

(can be combined)

Suite A: ±35,455 SF

Suite 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

Space Available For Lease in Concord, NC



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Robbie Adams
Director of Retail

(704) 248 2108
radams@mpvre.com

Davis Kirby
Broker

(704) 367 5018
dkirby@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Property Overview

Demographics

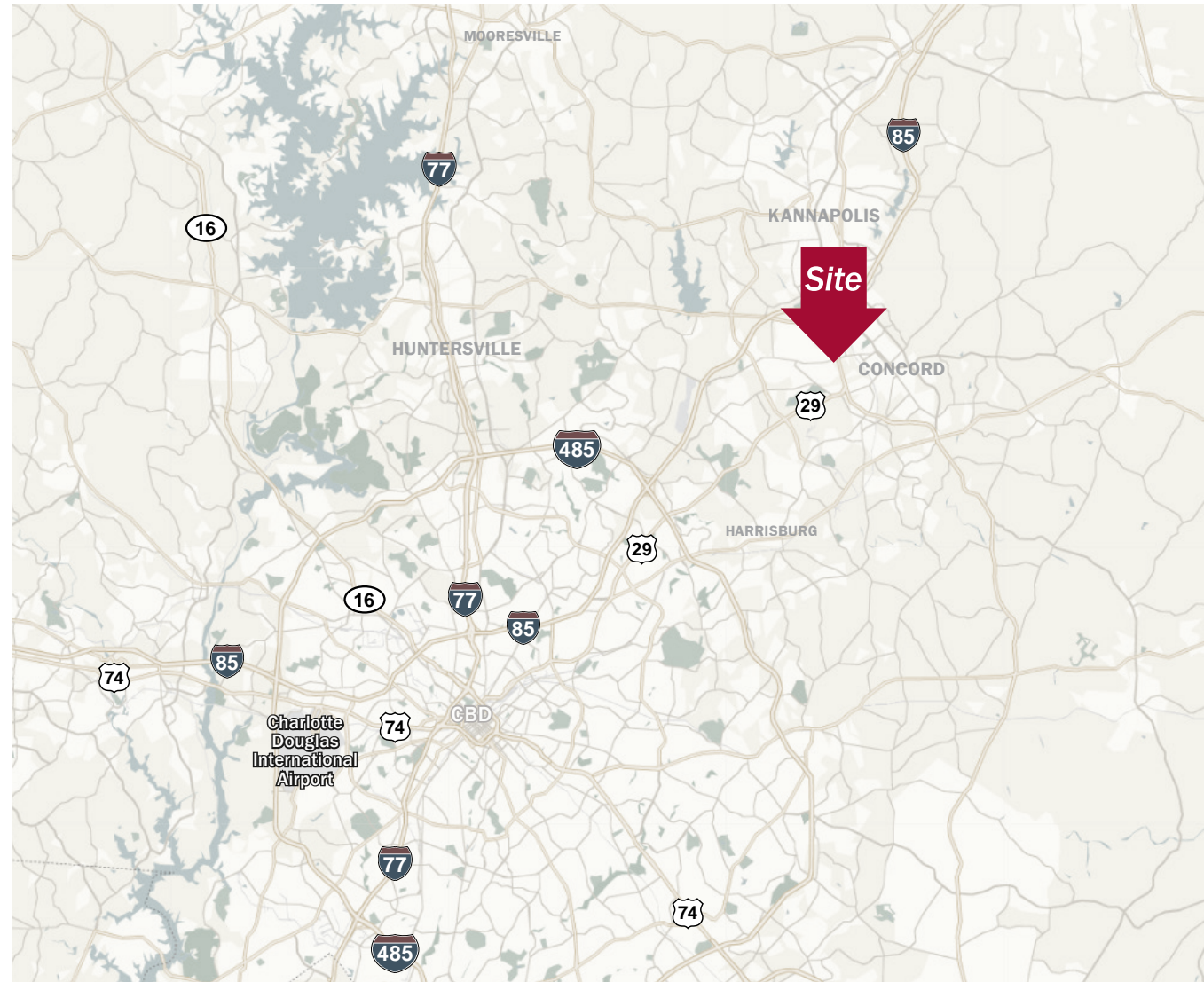
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	5,995	51,897	116,517
Growth Rate	2.28%	1.33%	1.73%
Avg. HH Income	\$78,463	\$98,483	\$106,562

Traffic Count

Source: NCDOT

	AADT
Concord Pkwy N	32,500 (2023)
Poplar Tent Rd	15,000 (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

*Suites A and B can be combined for 73,840 SF



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Market Aerial



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Property Photos



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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