



Christenbury Crossing

2940 Derita Rd. | Concord, NC 28027

ABOUT

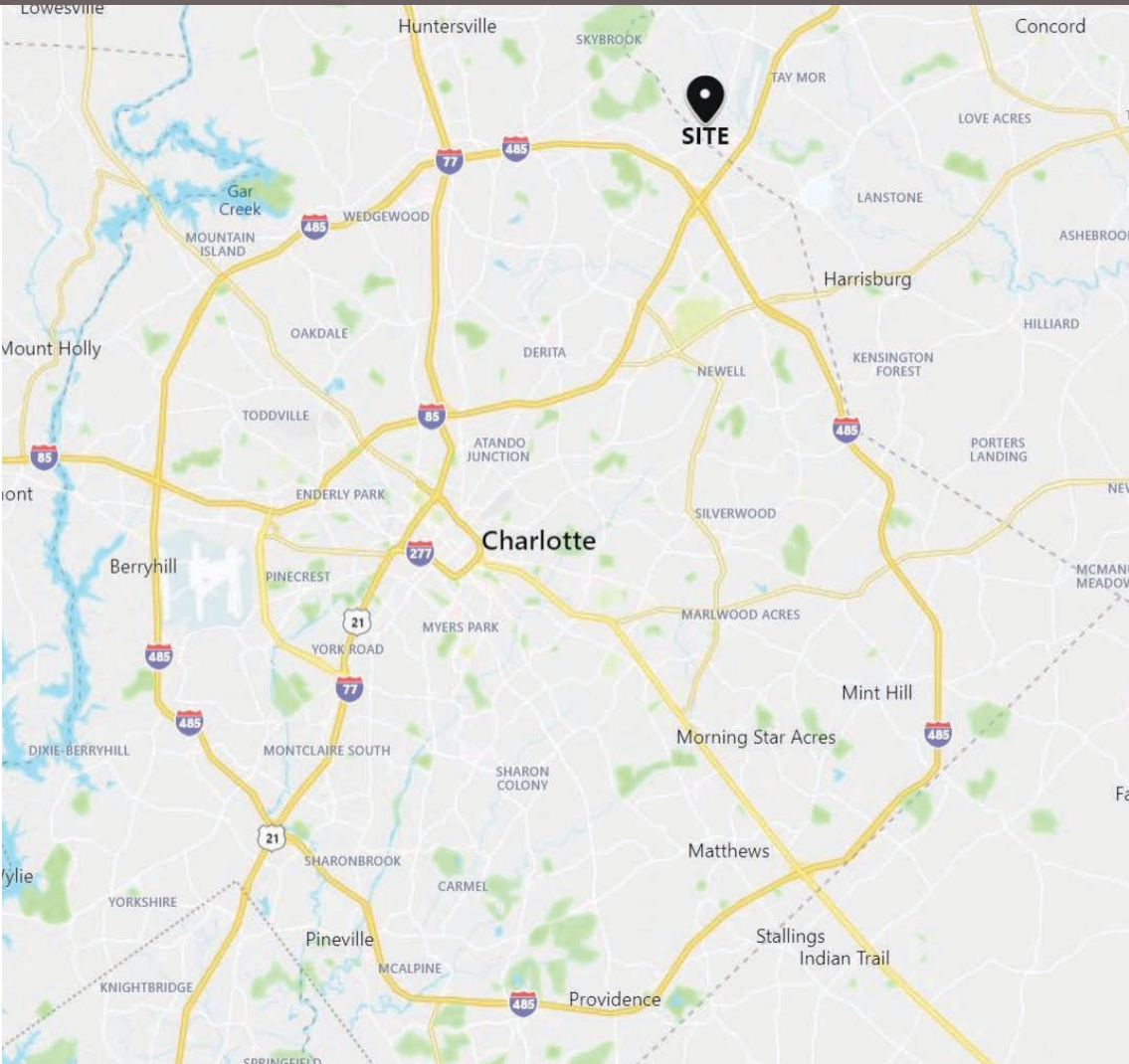
Fully leased, brand new development adjacent to Lidl and QuickTrip. The multi-tenant service-oriented center is located near Concord Mills Mall with a stable rent roll with on-trend tenants such as Clean Juice, ABC Store and Arkansas-based Tacos 4 Life, a charity-focused taco eatery.

PROPERTY DETAILS

- Fully Leased
- +/- 7,707 SF Total GLA
- +/- 1.16 Acres
- Parcel ID: 45894603870000
- Built in 2018
- Parking: 66 spaces (8.35 : 1,000)
- Strong visibility and access with high VPDs

PROPERTY FEATURES

- Significant tourism annually from Concord Mills Mall, Charlotte Motor Speedway and PNC Music Pavilion
- Ideally positioned along a highly sought after retail corridor, which includes a brand new Earthfare, Lidl, Kohl’s and more



Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,402	49,921	128,112
Average HH Income	\$100,726	\$106,816	\$96,402
Daytime Employees	6,105	16,706	46,596
Households	2,254	17,750	46,795
Traffic Counts: Christenbury Pkwy. 21,000 VPD Derita Rd. 13,000 VPD			





JOSH BEAVER | The Nichols Company | (O) 704.373.9797 | (F) 704.373.9798

Josh@thenicholscompany.com | www.thenicholscompany.com | 1204 Central Avenue Suite 201, Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.