



7188 Bruton Smith Blvd &
5350 John Q Hammons DR NW
Concord, North Carolina 28027



Concord Mills Blvd

Concord
Convention
Center



John Q Hammons Dr NW

24,000 VPD



+/- 7.7 AC
For Sale

Bruton Smith Blvd

Available for Sale & Immediate Development
+/- 7.7 AC Multi-Family/Mixed-Use Site

Property Overview

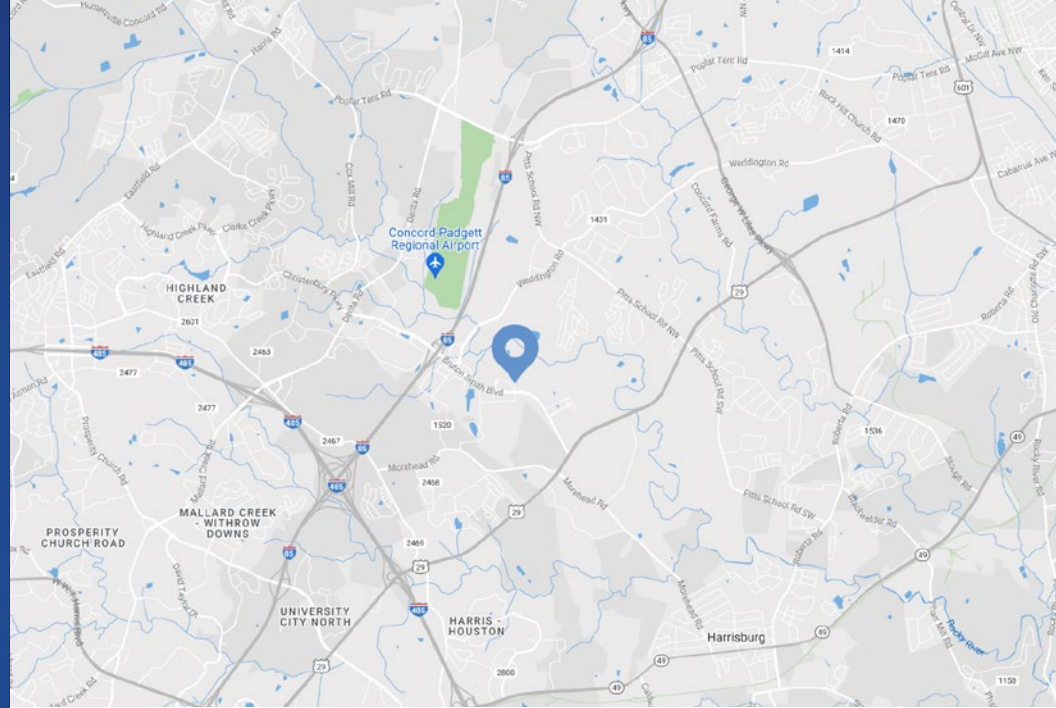
Multi-Family/Mixed-Use Site

Available for Sale & Immediate Development

+/- 7.7 Acres for sale and immediate development on Bruton Smith Blvd off Exit 49 on I-85, the most visited exit in North Carolina. This site has been approved by the city for 200-270 apartments with immediate timing. The site is in close proximity to two top tourist attractions in NC, Charlotte Motor Speedway and Concord Regional Airport and Concord Mills Mall (attracting over 17 million visitors a year). The site is adjacent to Embassy Suites by Hilton Charlotte Concord Golf Resort & Spa, with Rocky River Golf Course ranked in the top 100 golf courses in NC.

Property Details

Address	7188 Bruton Smith Blvd & 5350 John Q Hammons Dr NW Concord, North Carolina 28077
Availability	+/- 7.7 AC Multi-Family/Mixed-Use Site Available for Sale
Zoning	C-2 (Convention)
Use	Multi-Family, Mixed-Use
Access	Excellent access off Exit 49 and I-85, the most visited exit in NC
Frontage	Bruton Smith Blvd 566 FT
Sale Price	\$6,000,000
Additional Notes	Sewer allocation up to 60,490 GPD



Traffic Counts

US 29 in front of Speedway @ Dirt Track Ent E	27,000 VPD
US 29 in front of Speedway @ Sandusky	24,000 VPD
Bruton Smith Blvd. @ Dirt Track Ent T	18,000 VPD
Bruton Smith Blvd. @ Gateway Ln. Embassy Suites	20,000 VPD
Bruton Smith Blvd. between I-85 and Weddington Rd.	37,000 VPD
Concord Mills Blvd. in front of the Mall	43,000 VPD

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	2,459	37,660	146,918
Avg. Household Income	\$75,399	\$105,281	\$112,798
Median Household Income	\$64,012	\$79,038	\$82,122
Households	962	14,647	54,503
Daytime Employees	3,024	17,493	50,546



Amazing views with 766 FT of frontage on Rocky River Golf Course



Site



Concord
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Tourist Attractions Near Site



Located off I-85 at Exit 49, Concord Mills Mall is only 2 miles from Charlotte Motor Speedway and 17 miles north of Charlotte. With a typical yearly total in excess of 17 million visitors, Concord Mills is the #1 and largest tourist attraction in North Carolina.

The mall offers shoppers 1.4 million SF of retail space with over 200 stores and services. There are about 7,233 available parking spaces for patron use.

The mall has four anchor stores, which are Bed Bath & Beyond, Burlington Coat Factory and Saks Fifth Avenue OFF 5TH. In addition to the anchor stores, the mall features several of the top names in retail. Some of these top names even have outlet stores at Concord Mills. Some of the stores offered include: American Eagle Outfitters, Ann Taylor Factory Store, Anne Klein Outlet, Banana Republic Factory Store, Bath & Body Works, The Body Shop, Brooks Brothers, Carter's, Charlotte Russe, The Disney Store Outlet, Easy Spirit Outlet, Eddie Bauer Outlet, Express, Gymboree Outlet, Haggard Clothing Co., Jockey, Lane Bryant Outlet, The LEGO Store, Nautica, Nine West Outlet, Old Navy, Reebok Outlet, Tommy Hilfiger Company Store, and Yankee Candle.

Concord Mills is home to AMC Concord Mills 24, which is a movie theatre that offers the IMAX experience. It's also home to Sea-Life Aquarium, Dave & Busters and The Concord Speed Park.

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For more than 60 years, Charlotte Motor Speedway has set the standard for motorsports entertainment and evolved into "America's Home for Racing." Nestled in the heart of NASCAR country, the iconic superspeedway is the only race vacation destination where fans can immerse themselves in the sport by taking in an event at the legendary facility, visit race team shops and explore the NASCAR Hall of Fame. Charlotte Motor Speedway is the #4 tourist attraction in North Carolina.

Generating a regional economic impact of approximately \$450 million annually, the speedway hosts three premiere NASCAR events each year - the NASCAR All-Star Race, the Coca-Cola 600 and the Bank of America ROVAL™ 400 - as well as more than three dozen other events for automotive and motorsports enthusiasts of all ages.

The Charlotte Motor Speedway complex encompasses nearly 2,000 acres and includes a 2.25-mile road course, a six-tenths-mile karting layout and a quarter-mile oval within the walls of the 1.5-mile superspeedway. A one-fifth-mile oval is located just outside Turn 3. In 2018, Charlotte Motor Speedway changed the course of NASCAR history with the innovative ROVAL, a 2.28-mile, 17-turn course that combined the high-banks of the traditional oval with a newly designed infield road course.

[Read More](#)



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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.