

GROUND LEASE TO iFLY INDOOR SKYDIVING

7840 LYLES LANE NW | CONCORD, NC 28027



CONTACT FOR DETAILS

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Absolute Net Ground Lease for Sale

+/- 5,300 SF BUILDING ON +/- 1.16 ACRES

PROPERTY OVERVIEW

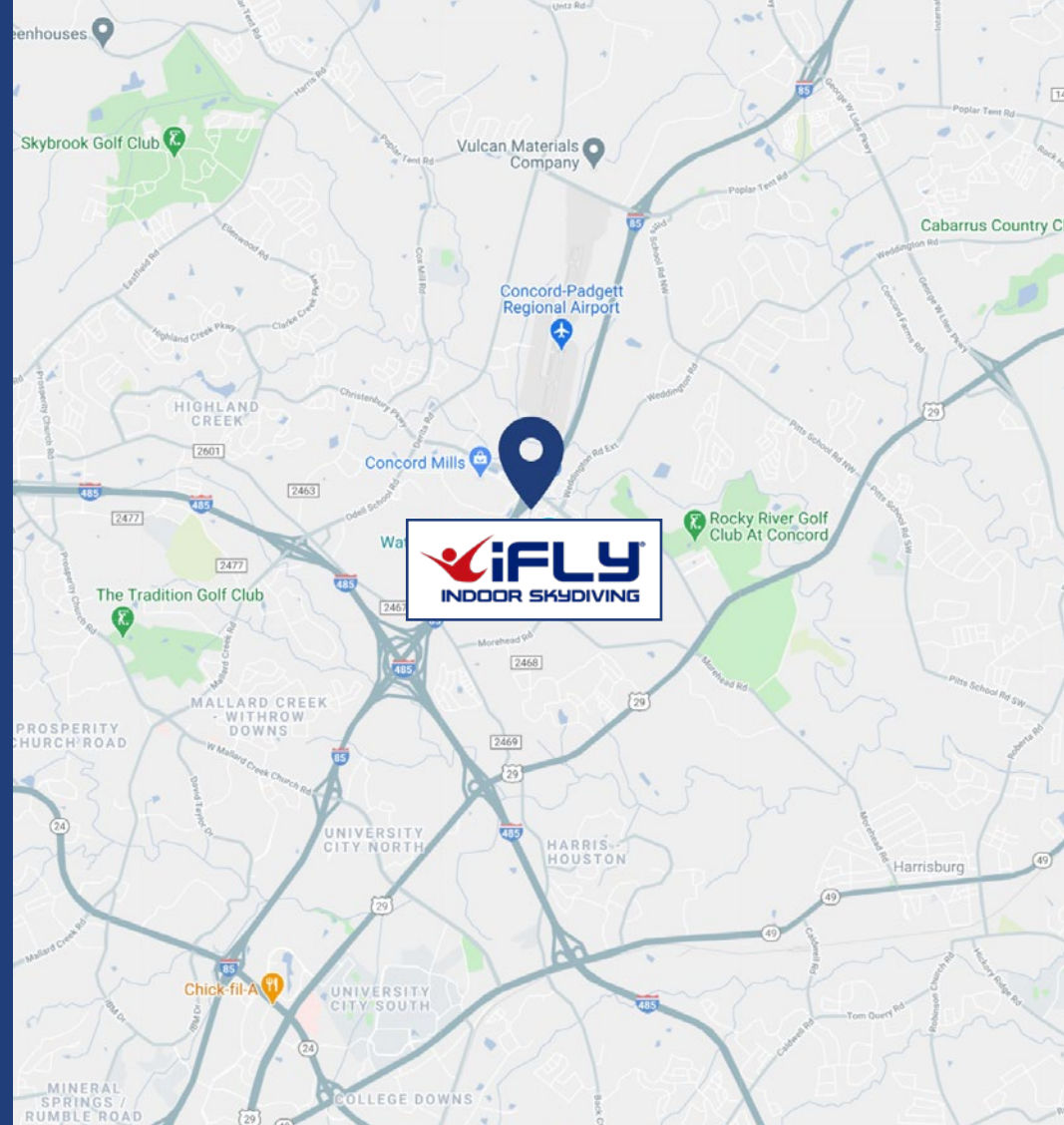
GROUND LEASE TO iFLY

This investment opportunity is within one of North Carolina's top tourist destinations. Surrounded by retail and adjacent to Charlotte's largest shopping trade area, Concord Mills Mall, this site offers a great opportunity in one of Charlotte's top, established growth markets.

iFly leases +/- 5,300 SF of entertainment space on +/- 1.16 AC of land. iFly opened in 2019 and has been tremendously successful, drawing thrill seekers from across the state to experience a unique indoor skydiving experience.

PROPERTY DETAILS

Address	7840 Lyles Lane NW Concord, NC 28027
Parcel ID	45898295170000
Municipality	Cabarrus County
Square Footage	+/- 5,300 SF
Acreage	+/- 1.16 AC
Zoning	C-2
Parking	Abundant
Access	Access off Bruton Smith Blvd.
Use	Entertainment
Traffic Counts	Bruton Smith Blvd - 41,000 VPD I-85 - 160,000 VPD
Sale Price	Additional details are available upon execution of a Confidentiality Agreement



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DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	2,728	43,042	146,828
Avg. Household Income	\$80,293	\$100,000	\$99,178
Median Household Income	\$65,193	\$78,577	\$76,936
Households	1,333	15,791	54,106
Daytime Employees	7,320	16,229	51,552