

# 1592 CONCORD PKWY N

CONCORD, NORTH CAROLINA 28025



CONTACT FOR DETAILS

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## OFFICE FOR SALE

+/- 1,508 SF FREE-STANDING OFFICE BUILDING AVAILABLE



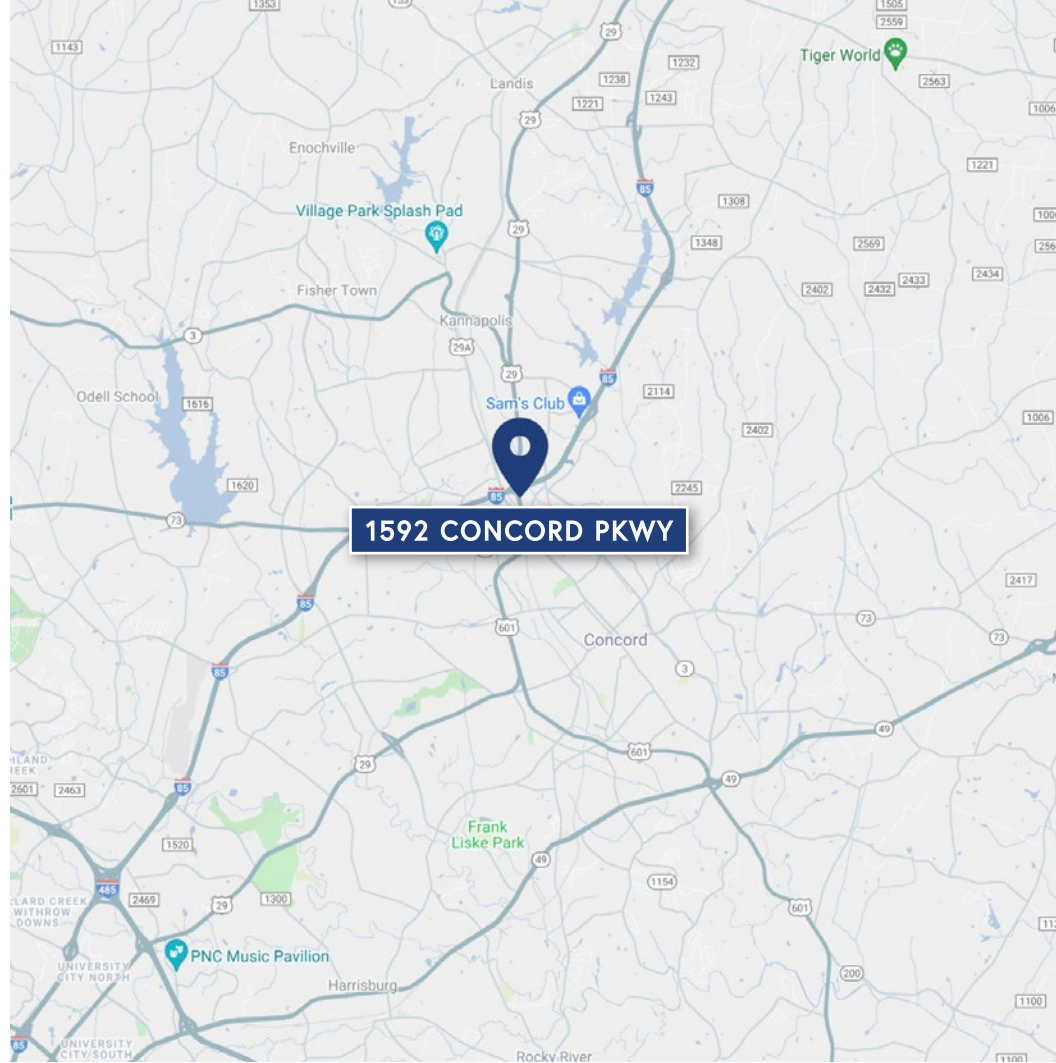
## PROPERTY OVERVIEW

# 1592 CONCORD PKWY N

Free-standing office building located just off of I-85 on Concord Parkway North. This property boasts excellent visibility and is conveniently located just minutes from Carolina Mall, Atrium Health Cabarrus, and downtown Concord. The building is presently used as an insurance office consisting of an open layout with a reception and waiting area, 3 private offices, a restroom and a kitchenette. Excellent owner-user opportunity or potential redevelopment.

## PROPERTY DETAILS

Address	1592 Concord Pkwy N   Concord, NC 28025
Square Footage	+/- 1,508 SF Free-Standing Office Building Available for Sale
Acreage	+/- 0.48 AC
Zoning	C-2
Visibility	Excellent, right off I-85 on Concord Pkwy N
Traffic Counts	Concord Pkwy N   22,500 VPD I-85   87,500 VPD
Sale Price	Call for Details
Additional Details	<ul style="list-style-type: none"><li>• Open layout with reception and waiting area, 3 private offices, restroom and kitchenette</li><li>• Adjacent site has redevelopment plans for 3 retail pads</li></ul>



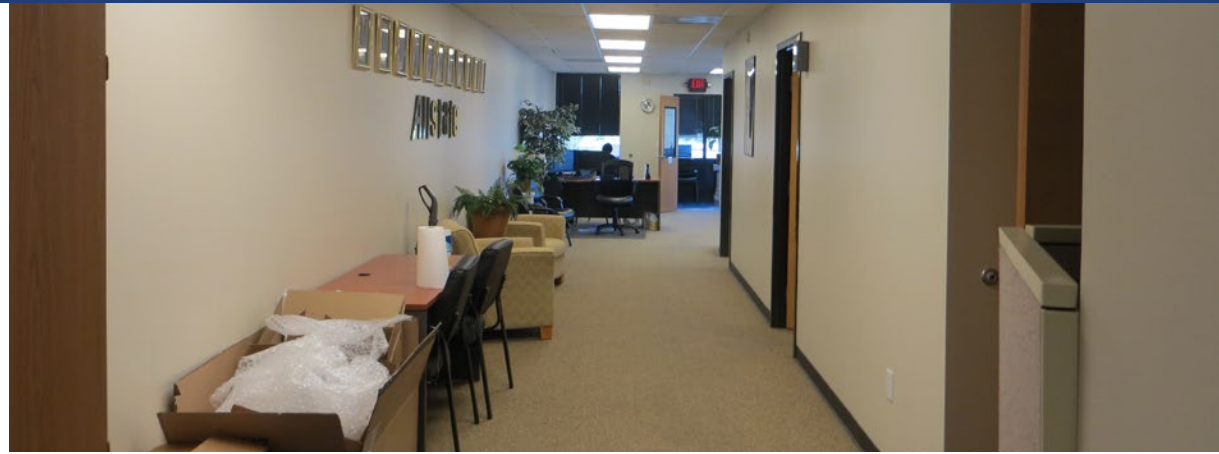
## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	4,542	47,016	100,328
Avg. Household Income	\$67,988	\$72,885	\$79,984
Median Household Income	\$44,036	\$53,367	\$79,984
Households	1,996	18,293	39,028
Daytime Employees	12,158	31,283	49,508





## PROPERTY PHOTOS





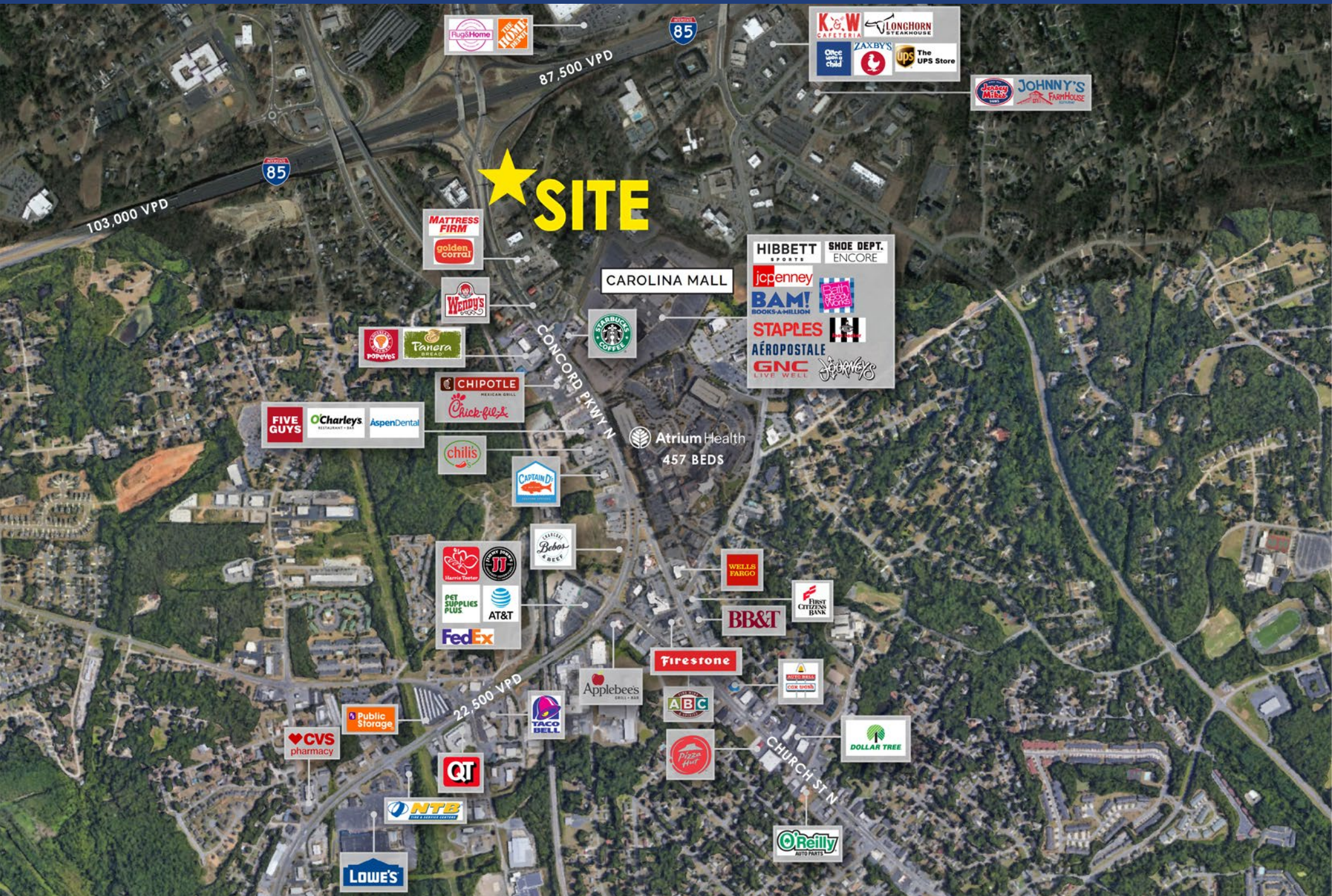
# CONCORD NORTH CAROLINA

Concord is a city in Cabarrus County, the second-largest city in the Charlotte MSA and the 10th most populous city in North Carolina. Concord is home to some of North Carolina's top tourist destinations, including NASCAR's Charlotte Motor Speedway and Concord Mills. Concord Mills is a nearly 1.4 million square foot shopping mall and is North Carolina's largest tourist attraction, attracting 17.6 million visitors a year on average.





MARKET OVERVIEW







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## THE NICHOLS COMPANY

### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

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### Address

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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.